

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
March 14, 2012**

The meeting was called to order by Commissioner Gerald Rasmussen, at 8:32 a.m. in Room-119 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present: Gerald Rasmussen (Cert. Gen. App. – 4th District)
Sean T. Hagearty (Cert. Gen. App. - 2nd District)
Nicholas J. Tetreault (Cert. Gen. App. - 3rd District)
Norris Hawkins (Public Member - 1st District)
John Parda (Public Member - 5th District)

Commission Members Absent: Christopher Italia, Chairman (Cert. Gen. App. - 1st District)
Francis Buckley, Jr. (Cert. Gen. App. - 2nd District)

Commission Vacancies: One Public Member

Commission Counsel Present: None

DCP Staff Present: Linda Kieft-Robitaille
Vicky Bullock
Robin Washbond

Public Present: Thomas Gagliano
Kenneth Smith
Deborah Gedney

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 contact Richard M. Hurlburt, Director, at (860) 713-6135 or Fax: (860) 713-7230.

Agency Web site: www.ct.gov/dcp **Division E-Mail:** DCP.OccupationalProfessional@ct.gov

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Parada, Commissioner Tetreault 2nd, and the motion carried unanimously to approve the minutes of the February 8, 2012 CT Real Estate Appraisal Commission meeting.

REQUESTING EQUIVALENT EDUCATION CREDIT

1. Linda Sepso, RCR – Requesting 14 hrs equivalent education for teaching
It was moved by Commissioner Parada, Commissioner Tetreault 2nd, and the motion carried unanimously to grant Ms. Sepso fourteen (14) hours equivalent education credit.
2. James Kyle, RCG – Requesting 14 hrs equivalent education for teaching
It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to grant Mr. Kyle fourteen (14) hours equivalent education credit.
3. Francis Greg Hayes, RCR – Requesting 5 hrs equivalent education for IAAO course: *Preparation of Data for Analysis for Modeling*. Also completed CCMA revaluation course
It was moved by Commissioner Parada, Commissioner Hawkins 2nd, and the motion carried unanimously to grant Mr. Hayes five (5) hours equivalent education credit.

It was moved by Commissioner Tetreault, Commissioner Hawkins 2nd, and the motion carried unanimously to add Jay Gelfond, James Cavanagh and John Leary to the agenda.

4. Jay Gelfond, RCR – Requesting 18 hours for Housing Counseling courses
It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to grant Mr. Gelfond nine (9) hours of equivalent education credit.
5. James Cavanagh, RCR – Requesting 18 hours for CCMA 1B course
It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the motion carried unanimously to grant Mr. Cavanagh eighteen (18) hours of equivalent education credit.

APPLICATIONS FOR APPROVAL

1. Ronald McInerney, RCG – Applicant seeking approval of logs.
It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to approve the logs.
2. Christopher LeGregor, RCG – Applicant seeking approval of logs and sample selection
It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to approve the logs.

3. Thomas Gagliano, RSP – Mr. Gagliano appeared before the Commission to request an extension of his Provisional License
It was moved by Commissioner Tetreault, Commissioner Hawkins 2nd, and the motion carried unanimously to grant an extension of his Provisional License to April 30, 2013. Mr. Gagliano must complete the 15-hour USPAP course and the continuing education requirements for 2012.
4. Jesse Merly, RSP – Seeking extension of Provisional License
It was moved by Commissioner Hagearty, Commissioner, Tetreault 2nd, and the motion carried unanimously to grant an extension through April 30, 2013. Mr. Merly must complete the 15-hour USPAP course if he has not already done so.
5. Deborah Gedney, RSP – Ms. Gedney appeared before the Commission to request an extension of her Provisional License
It was moved by Commissioner Rasmussen, Commissioner Tetreault 2nd, to grant Ms. Gedney a one-year extension. Commissioner Rasmussen amended his motion, Commissioner Tetreault 2nd, and the motion carried unanimously to reinstate her expired Provisional License as of today and grant an extension through April 30, 2013. Ms. Gedney must complete the 15-hour USPAP course along with her continuing education for 2012.
6. Kenneth Smith, RSP – Mr. Smith appeared before the Commission to request an extension of his Provisional License
It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to grant an extension through April 30, 2013. Mr. Smith must complete the 15-hour USPAP course and finish his continuing education requirements for 2012.
7. William Donovan, RSP – Seeking extension of Provisional License
It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to grant an extension through April 30, 2013, contingent upon Mr. Donovan completing the 15-hour USPAP course and the 2012 continuing education requirements.

NEW BUSINESS

- John J. Leary, RCG.364 – Requesting continuing education credits from the Appraisal Institute class entitled *Fundamentals of Separating Real Property, Personal Property, and Intangible Assets* scheduled for April 19, 2012, be applied toward the next CE cycle (2012-2014)
This matter was tabled to the April 11, 2012 meeting.

- Discussion: Appraisers no longer licensed, signing 'edits' to reports
This matter was tabled to the April 11, 2012 meeting.
- 2012-50 and 2012-51: FDIC complaint concerning five (5) commercial appraisals completed in Hartford. Need to assign to Commissioner for review.
Commissioner Hagearty volunteered to review the complaint in order to identify the issues concerning this matter.
- Commissioner Hagearty informed the Commission about a complaint he received from several appraisers concerning a 'Mandatory Law' course offering at a particular education provider. Commissioner Hagearty expressed concern about the content of the course offering and discussed the need to establish a formal 'Mandatory Law' course curriculum outline to be used by all providers that offers a level of consistency focused on appraisal work and changes within the appraisal industry.
- Commissioner Hagearty said there will be a public hearing at the Legislative Office Building on Thursday, March 15, 2012 at 3:30 p.m., concerning Raised Bill No. 5417, "An Act Concerning Broker Price Opinions".

SCHOOL AND COURSE APPLICATIONS

American Society of Farm Managers and Rural Appraisers

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| Basic Appraisal Procedures (A102) | 30 hrs PL |
| The Impact of Environmental Regulation and Green Technology on Real Property Valuation | 8 hrs CE |

Appraisal University

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| 2012–2013 7-Hour Equivalent USPAP Update Course (on-line) | 7 hrs CE |
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CT Chapter Appraisal Institute

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| The Cost Approach to Value...Irrelevant or Misunderstood? | 2 hrs CE |
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International Right of Way Association (IRWA)

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| The Valuation of Environmentally Contaminated Real Estate | 16 hrs CE |
| Reviewing Appraisals in Eminent Domain | 8 hrs CE |

McKissock, LP

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| Appraising and Analyzing Retail Shopping Centers for Mortgage Underwriting | 7 hrs CE |
| 2-4 Family Finesse (on-line) | 7 hrs CE |
| Introduction to Complex Appraisal Assignments – Live Webinar | 5 hrs CE |
| Deriving and Supporting Adjustments – Live Webinar | 3 hrs CE |

Massachusetts Board of Real Estate Appraisers

Residential Reporting: Hitting All of the Bases 7 hrs CE

It was moved by Commissioner Tetreault, Commissioner Rasmussen 2nd, and the motion carried unanimously to add the following schools/courses to the agenda.

APPRAISAL INSTITUTE

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| Advanced Market Analysis and Highest & Best Use | 18 hrs CE |
| 2012 – 2013 Online 7-Hour National USPAP Update Equivalent Course | 7 hrs CE |
| Advanced Market Analysis and Highest & Best Use | 33 hrs PL |
| Advanced Concepts & Case Studies | 38 hrs PL |
| Advanced Income Capitalization | 33 hrs PL |

MCKISSOCK, LP

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| The Nuts and Bolts of Green Building for Appraisers (on-line) | 3 hrs CE |
| REO and Short Sale Appraisal Guidelines | 4 hrs CE |
| The Changing World of FHA Appraising | 7 hrs CE |
| The Cost Approach (on-line) | 7 hrs CE |
| Residential Appraiser Site Valuation and Cost Approach (on-line) | 15 hrs PL |
| 2012 – 2013 National USPAP Update Equivalent Course | 7 hrs CE |

MASSACHUSETTS BOARD OF REAL ESTATE APPRAISERS

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| General Sales Comparison Approach | 18 hrs CE |
| General Report Writing and Case Studies | 18 hrs CE |
| General Market Analysis and Highest and Best Use | 18 hrs CE |
| Advanced Residential Applications and Case Studies | 14 hrs CE |
| Intro to FHA Appraising | 7 hrs CE |
| Income Property Appraisal Overview | 7 hrs CE |
| Intro to Common Architectural Styles and Features | 3 hrs CE |
| Mastering Residential Form Writing | 7 hrs CE |
| Residential Market Analysis and Highest and Best Use | 14 hrs CE |
| Residential Report Writing | 14 hrs CE |
| Residential Sales Comparison and Income Approach | 18 hrs CE |
| Understanding Exterior Construction Components | 3 hrs CE |

It was moved by Commissioner Tetreault, Commissioner Rasmussen 2nd, and the motion carried unanimously to approve the above schools/courses as marked.

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to approve the courses (Appraisal University) *2012-2013 USPAP 7 hours CE*, and (CT Chapter Appraisal Institute) *The Cost Approach to Value- Irrelevant or Misunderstood, 2 hours CE*, subject to review of the materials.

ADJOURN

It was moved by Commissioner Hagearty, Commissioner Rasmussen 2nd, and the motion carried unanimously to adjourn the meeting at 10:15 a.m.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, April 11, 2012 at 8:30 a.m. – Room 126