

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
June 11, 2014**

The meeting was called to order by Gerald Rasmussen, Commissioner, at 8:30 a.m. in Room-126 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

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

Commission Members Absent: Christopher Italia, Chairman (Cert. Gen. App. - 1st District)

Commission Vacancies: Certified General Appraiser – 5th District
Public Member – 5th District
Public Member

Commission Counsel Present: Alan N Ponanski, Assistant Attorney General

DCP Staff Present: Linda Kieft-Robitaille
Vicky Bullock
Robin Washbond
Interns: Michael Rosenthal
Ryan Powers

Public Present: Terry Obey Jeff Woelz
Jeremy Stahl Jim Kyle
Eric Rasmussen Acacia Galle

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

Commissioner Rasmussen took a moment on behalf of the Commission to extend their best wishes for good health to Chairman Italia and they hope to see him at the next meeting.

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, and the motion carried unanimously to approve the minutes of the May 14, 2014 Connecticut Real Estate Appraisal Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

NEW APPLICANTS

Jeremy Stahl, RCR applicant – Review of logs and samples

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to approve the logs.

It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, and the motion carried unanimously to approve the samples.

REQUESTING EQUIVALENT EDUCATION CREDIT

Jay Gelfond, RCR – Seeking equivalent education credit for courses taken for his position at CHFA

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to grant the equivalent of eighteen (18) hours continuing education in consideration of the 84 hours of total education in housing related issues taken by Mr. Gelfond.

LEGAL

William Henry

It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the motion carried unanimously to direct Attorney Vicky Bullock to send a letter issuing a cease and desist to Mr. Henry.

NEW BUSINESS

1. Department of Transportation/E.O.C. Appraisal Analysis

Terrence Obey, Director of the Office of Rights of Way at the Department of Transportation in Newington appeared before the Commission.

Mr. Obey stated that the Office of Rights of Way (ROW) engages in the appraisal, estimation of value, estimate of compensation, acquisition, lease and sale of real property associated with projects for all modes of transportation on behalf of the Commissioner of Transportation. As such, licensed and unlicensed staff may engage in valuation services. Mr. Obey explained that the ROW staff raised questions with regard to the valuation of real property and Department policies and procedures regarding 'Estimates of Compensation', which are used under Federal regulations when estimated values are less than \$10,000.00 and are simple acquisitions that do not constitute an appraisal as defined by USPAP.

After further discussion, Mr. Obey asked that the Commission determine whether their interpretation of the statutes as stated in the prepared EOC is accurate.

The Commission advised Mr. Obey that there needs to be further review and discussion on this matter.

2. Introduction of Interns

Examiner Linda Kieft-Robitaille introduced UCONN interns Michael Rosenthal and Ryan Powers to the Commission. Michael and Ryan are assisting Department staff this summer with Real Estate and Appraisal projects and are currently involved with the Appraisal continuing education audit and preparing for the ASC audit.

Commissioner Rasmussen introduced Fairfield Ludlowe High School seniors Eric Rasmussen and Acacia Galle to the Commission and added that he has had the privilege of having Eric and Acacia as interns for several weeks at Cushman and Wakefield.

OLD BUSINESS

1. Continuing Education Audit - Update

Real Estate Interns Michael Rosenthal and Ryan Powers presented the status of the continuing education audit to the Commission. They reported that a total of 277 audit letters were mailed to licensees and as of today 180 have responded. Of the licensees that have responded, 92% are compliant. All responses are due by June 13th.

2. ASC Audit

Examiner Linda Kieft-Robitaille advised the Commission that the ASC Compliance Review is scheduled for June 30 and July 1st and that the Real Estate Appraisal Commission's July meeting will be held on Tuesday, July 1st in Room 101 to coordinate with the ASC representative's visit.

3. Public Act No. 14-52 – An Act Making Minor and Technical Changes to Real Estate Appraiser and Appraisal Management Company Definitions and Statutes

Examiner Linda Kieft-Robitaille distributed copies of Public Act No.14-52 to the Commission discussed some of the changes and additions such as the removal of the old license categories and the implementation of application, registration and renewal fees for schools and application fees for courses.

MANDATORY LAW COURSE INSTRUCTORS REQUIRING APPROVAL

McKissock Instructors

Daniel Bradley

Wallace Czekalski

Kenneth Guilfoyle

Tracy Martin

Larry McMillen

Steven Vehmeier

Charles Huntoon

Susanne Barkalow

It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the motion carried unanimously that to be approved to teach the mandatory CT law course, an instructor must have attended and successfully passed the course prior to teaching it.

SCHOOL AND COURSE APPLICATIONS

Appraisal Institute

Review Case Studies – General

18 hrs CE

McKissock, LP

Appraisal of Assisted Living Facilities (on-line)

8 hrs CE

The Sales Comparison Approach (on-line)

7 hrs CE

Land and Site Valuation (on-line)

7 hrs CE

Massachusetts Board of Real Estate Appraisers

Residential Site Valuation and Cost Approach

15 hrs PL

OnCourse Learning Corporation dba Career WebSchool

2014-2015 7 Hour Equivalent USPAP Update Course (on-line)

7 hrs CE

Cost Approach Overview (on-line)

7 hrs CE

Income Capitalization Overview (on-line)

7 hrs CE

Sales Comparison Approach (on-line)

7 hrs CE

Residential Sales Comparison & Income Approach (on-line)

30 hrs PL

It was moved by Commissioner Tetreault, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the above course applications as amended.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ADJOURN

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to adjourn the meeting at 9:50 a.m.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Tuesday , July 1, 2014 at 8:30 a.m. – Room 101