

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
February 13, 2020**

The meeting was called to order by Commissioner Gerald Rasmussen at 8:34 a.m. in Plaza North Hearing Room J at 450 Columbus Boulevard, Hartford, Connecticut.

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

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

Commission Vacancies: Certified General Appraiser
Public Member (2)

Commission Counsel Present: none

DCP Staff Present: Linda Kieft-Robitaille
Vicky Bullock
Lauren Cheney

Public Present: none

Note: The administrative functions of the Boards, Commissions, and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division, Richard M. Hurlburt, Director. For information, contact Agency Website: www.ct.gov/dcp Division E-Mail: dcp.occupationalprofessional@ct.gov

MINUTES OF PREVIOUS MEETING

It was moved by Commissioner Hawkins, Commissioner Galvin 2nd, and the motion carried unanimously to approve the minutes of the December 11, 2019 CT Real Estate Appraisal Commission meeting.

It was moved by Commissioner Hawkins, Commissioner Galvin 2nd, and the motion carried unanimously to approve the Supplemental Agenda.

ASC

Real Estate Examiner Linda Kieft-Robitaille states nothing to report and that Jenny Tidwell looks forward to seeing everyone in June. Additionally, Examiner Linda Kieft-Robitaille will forward an email regarding a press release from GAO stating how pleased they are that Congress announced it has requested the Government Accountability Office to conduct a study pertaining to the 1989 law that set up appraisal regulations.

OLD BUSINESS

Webinar requirements were put on the agenda from a previous agenda. Real Estate Examiner Linda Kieft-Robitaille discussed how the Real Estate Board has approved Virtual Classrooms. Chairman Rasmussen requested to table the discussion and put on the May Agenda.

NEW BUSINESS

Victoria Brennan – Seeking equivalent education credit for CCMA I A & 1B courses completed June & Oct. 2019 (18 hours)

Request was approved for 18 hours of equivalent education credit, based on what was done in the past.

Frederick Richard – Seeking equivalent education credit for ARGUS training January 2020 (12 hours)

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion carried unanimously to grant 12 hours equivalent education credit.

Thomas DeNoto – Seeking equivalent education credit for CAAO seminar, Walgreens Court Case (3 hours)

It was moved by Commissioner Hawkins, Commissioner Sepso 2nd, and the motion carried unanimously to grant 3 hours equivalent education credit.

Erin O’Connell – Seeking equivalent education credit for CCMA 3 (18 hours)

It was moved by Commissioner Sepso, Commissioner Hawkins 2nd, and the motion carried unanimously to grant 18 hours equivalent education credit.

Sue Altieri – Seeking equivalent education for the following:

NRAAO: Leadership, Education & Appraisal Profession (3 hours) denied

NRAAO: Valuation of Green Commercial Buildings (3 hours) approved

NRAAO: Mass Appraisal Analysis & Benchmarks (3 hours) approved

CCMA: GIS as an Assessor Tool (3 hours) denied

CCMA: GIS Crumbling Foundations (3 hours) approved

CCMA: Waterfront Val.& Groton Long Point Class Action Suit (3 hours) approved

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to grant 12 hours equivalent education credit.

John Leary – Seeking equivalent education for AI (MA/RI Chapter) seminars:

What’s Next 2019: Economic, Capitol & Investments Market Insights (2 hours)

Economic Outlook & R.E. Trends 2019 (2 hours)

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to grant 4 hours equivalent education credit.

Deborah Lipman- Seeking equivalent education for AI (NY Chapter) seminar:

Transportation & Housing – What Moves the City (5 hours)

It was moved by Commissioner Hawkins, Commissioner Sepso 2nd, and the motion carried unanimously to grant 5 hours equivalent education credit.

Faith Richmond – Seeking equivalent education for CCMA4 Revaluation course (18 hours)

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to grant 18 hours equivalent education credit.

Robert Nardella – Seeking equivalent education for the following NYC Chapter of AI courses: (All approved by State of NY for CE):

West Side, Development & Infrastructure Architectural Tour (3 hours) yes

Real Estate & Technology Conference (5 hour)

One of City’s Most Powerful People, A Conversation with Mary Ann Tighe, 2hrs.

2019 Real Estate Economic Forecast (2 hours)

Air Space: Building Better with Cantilevers and Bridging (2 hours)

Business Practice & Ethics (6 hours) yes

Transportation & Housing What Moves the City (5 hours) yes

Discussion that 25 hours were submitted to be approved, however the commission can only approve 18 hours on electives. It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to grant 18 hours as a Batch Equivalent education credit.

Diane Norton – Seeking equivalent education for ARGUS training UCONN (12 hrs) and 2019 Commercial Real Estate Conference (3 hours)

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to grant 12 hours equivalent education credit.

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion carried unanimously to grant 3 hours equivalent education credit.

For a total of 15 hours.

Audrey Cole – Seeking equivalent education for CT RE Instructor’s Seminar (3hrs) (was presenter of section: Future Impact of Case law (3 hours))

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion was carried unanimously to deny the request.

Joseph Holstein – seeking equivalent education for CCMA4 Revaluation courses (18 hours)

It was moved by Commissioner Galvin, Commissioner Norris 2nd, and the motion was carried unanimously to grant 18 hours equivalent education credit.

Eric Lewis – Seeking equivalent education for the following: 2019 Real Estate Economic Forecast (2 hours)

Transportation & Housing, What Moves the City (5 hours)

It was moved by Commissioner Galvin, Commissioner Norris 2nd, and the motion was carried unanimously to grant 7 hours equivalent education credit.

Linda M. Kieft-Robitaille – Seeking equivalent education for writing CT Appraisal Law course (14 hours and waiver of course)

Discussion that commission members are volunteers and should not be granted waivers for CE courses. However, Real Estate Examiner Linda Kieft-Robitaille is not a volunteer, she is a staff member. Therefore, it was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion was carried unanimously to grant 14 hours equivalent education credit and waive the course.

Linda Sepso – Seeking equivalent education for writing CT Appraisal Law course & teaching of various courses (14 hours)

Discussion to give Commissioner Sepso credit for teaching the course, but not for writing the course. And, to waive taking the course. It was moved by Commissioner Galvin, Commissioner Norris 2nd, and the motion was passed by a vote of three to grant 14 hours equivalent education credit and waive the course. Commissioner Sepso abstained.

David Rothberg – Seeking equivalent education for CCIM: CI 103 course: User Decision Analysis for Commercial Investment Real Estate (18 hours)

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion was carried unanimously to grant 18 hours equivalent education credit.

William Napoletano – Seeking equivalent education for CCMA courses:

Fuel Cells, CHP's & Solar Farms (3 hours)

Fuel Cells vs. Co-Gen Plants, (6 hours total)

Waterfront Valuation & Groton Long Point (3 hours)

Personal Property Potpourri (3 hours)

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion was carried unanimously to grant 12 hours equivalent education credit, not the 15 hours as requested.

LEGAL

Legislative/Legal Update

Attorney Bullock said the Appraisal Qualification Requirements have been submitted. Any comments from the Appraisal Commission regarding the changes in regulations needs to be submitted by March 11, 2020. The commission decided to send any comments to the Chairman Rasmussen by February 28, 2020 and he will forward on behalf of the commission to Attorney Bullock.

SCHOOLS AND COURSES

**AAL.576 – Residential Review for Residential Appraisers 5 hrs CE
(Greater Bridgeport Board of Realtors)**

**AAL.577- Secondary Client Requirements 4 hrs CE
(Greater Bridgeport Board of Realtors)**

Commissioner Sepso stated the above courses AAL.579 and AAL.577 were approved in the last cycle.

**AAL.578 – Live Webinar – REO Appraisal Guidelines and Best Practices 4 hrs CE
(McKissock)**

**AAL.579 – Appraisal of Fast Food Facilities 7 hrs CE
(McKissock) on-line**

AAL.580 – Land and Site Valuation (McKissock) on-line	7 hrs CE
AAL.581 – Appraisal Law Update with Supervisory/Provisional Appraiser Education (McKissock)	4 hrs CE
AAL.582 - Appraising Condominium Units (McKissock)	3 hrs CE
AAL.583 – 2020-2021 15-Hour Equivalent USPAP Course (Appraisal Institute) on-line	15 hrs CE
APR.168 – 2020-2021 15-Hour Equivalent USPAP Course (Appraisal Institute) on-line	15 hrs PL
AAL.584 – 2020-2021 7-Hour Equivalent USPAP Update Course CE (The Columbia Institute) on-line	7 hrs
AAL.585 – Economic Update (CT Chapter of the Appraisal Institute)	2 hrs CE
It was moved by Commissioner Galvin, Commissioner Norris 2 nd , and the motion was passed by a vote of three to approve the above-mentioned courses. Commissioner Sepso abstained.	
AAL.586 – Appraisal of Land Subject to Ground Leases (McKissock) on-line	7 hrs CE
AAL.587 – A Review of Disciplinary Cases (McKissock) Live Webinar	3 hrs CE
AAL.588 – Practical Applications of the Residential Sales Comparison Approach (Appraisal Institute) on-line	4 hrs CE
It was moved by Commissioner Norris, Commissioner Galvin 2 nd , and the motion was passed by a vote of three to approve the above-mentioned course. Commissioner Sepso abstained.	

AAL.589 – 2020-2021 CT Appraisal Law Update with Supervisory/Provisional Appraiser Education (Calypso Education)

4 hrs CE

It was moved by Commissioner Norris, Commissioner Galvin 2nd, and the motion was passed by a vote of three to subject the above AAL.589 course to IDECC approval. Commissioner Sepso abstained.

AAL.506 – Introduction to Value Verify™ for Appraisers (Tabled from July 2019) (Columbia Institute)

4 hrs CE

It was moved by Commissioner Galvin, Commissioner Norris 2nd, and the motion carried unanimously to deny the above-mentioned course.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Discussion from Chairman Rasmussen of Evaluation of Reviews. Further research will be done with legal. Further discussion regarding the CE Audit.

ADJOURN

It was moved by Commissioner Norris, Commissioner Galvin 2nd, and the motion carried unanimously to adjourn the meeting at 10:14 A.M.

Respectfully submitted,

Lauren Cheney
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, March 11, 2020 at 8:30 a.m. at 450 Columbus Boulevard, in Hearing Room J, Hartford, CT.