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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE
BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS

F I N A L M I N U T E S

MEETING OF:

**STATE BOARD OF CERTIFIED
REAL ESTATE APPRAISERS
VIA VIDEOCONFERENCE**

TIME: 10:30 A.M.

Thursday, December 16, 2021

1 State Board of Certified
2 Real Estate Appraisers
3 December 16, 2021
4
5

6 BOARD MEMBERS:
7

8 Joseph D. Pasquarella, Chairman, Professional
9 Member

10 Jeffrey L. Walters, Vice Chairman, Professional
11 Member

12 Mark V. Smeltzer Sr., Secretary, Professional
13 Member

14 John D. Ausherman, Professional Member - Absent

15 William T. Stoerrle Jr., Professional Member

16 Michael McFarlane, Professional Member

17 Randy L. Waggoner, Professional Member

18 Martha H. Brown, Esquire, Secretary of the
19 Commonwealth designee - Absent

20 John M. Abel, Esquire, on behalf of Merna T. Hoffman,
21 Esquire, Deputy Attorney General, Office of Attorney
22 General designee

23 Paul H. Wentzel Jr., Senior Legislative Director,
24 Department of Banking and Securities
25 designee
26

27 BUREAU PERSONNEL:
28

29 Ronald K. Rouse, Esquire, Board Counsel

30 Dean F. Picarella, Esquire, Senior Board Counsel

31 Ray Michalowski, Esquire, Senior Board Prosecution
32 Liaison

33 Kristel Hennessy Hemler, Board Administrator

34 Kimberly A. Mattis, Director, Bureau of Finance and
35 Operations, Department of State

36 Andrew LaFratte, MPA, Executive Policy Specialist,
37 Department of State

38 Marc Farrell, Deputy Director, Office of Policy,
39 Department of State
40

41 ALSO PRESENT:
42

43 Michelle Czekalski Bradley, CGA, AQB-certified USPAP
44 Instructor; Chair, Appraisal Standards Board

45 Teresa Cochran, Executive Director, Assessors'
46 Association of Pennsylvania

47 Justin Reis, Coalition of Pennsylvania Real Estate
48 Appraisers

49 Scott DiBiasio, Manager of State and Industry Affairs,
50 Appraisal Institute

1 ***

2 State Board of Certified
3 Real Estate Appraisers
4 December 16, 2021

5 ***

6 [Pursuant to Section 708(a)(5) of the Sunshine Act, at
7 9:00 a.m. the Board entered into Executive Session
8 with Ronald K. Rouse, Esquire, Board Counsel, to have
9 attorney-client consultations and for the purpose of
10 conducting quasi-judicial deliberations. The Board
11 returned to open session at 10:30 a.m.]

12 ***

13 Meeting Instructions

14 [Kristel Hennessy Hemler, Board Administrator,
15 provided instructions to be followed during the
16 virtual meeting.]

17 ***

18 [Ronald K. Rouse, Esquire, Board Counsel, informed
19 everyone that the meeting of the State Board of
20 Certified Real Estate Appraisers was being held by
21 teleconference pursuant to the act of September 30,
22 2021, also known as Act 73 of 2021, which extends the
23 waiver of the physical presence requirement in Section
24 4(i) of the Real Estate Appraisers Certification Act
25 until March 31, 2022.

1 Mr. Rouse also informed everyone that the meeting
2 was being recorded, and those who continued to
3 participate were giving their consent to be recorded.]

4 ***

5 The regularly scheduled meeting of the State
6 Board of Certified Real Estate Appraisers was held on
7 Thursday, December 16, 2021. Joseph D. Pasquarella,
8 Chairman, Professional Member, officially called the
9 meeting to order at 10:30 a.m.

10 ***

11 Roll Call

12 [Joseph D. Pasquarella, Chairman, Professional Member,
13 requested a roll call of Board members. There was a
14 quorum.]

15 ***

16 Approval of minutes of the November 4, 2021 meeting

17 CHAIRMAN PASQUARELLA:

18 Do I have a motion to approve the
19 minutes?

20 MR. STOERRLE:

21 I make a motion to approve the minutes.

22 CHAIRMAN PASQUARELLA:

23 Do I have a second?

24 MR. WENTZEL:

25 Second.

1 CHAIRMAN PASQUARELLA:

2 Is there any discussion of the minutes?
3 Hearing none. All in favor of approving
4 the minutes as written for November 4,
5 2021, say aye. Are there any nays? Are
6 there any abstentions? The ayes have
7 it. The motion is approved. The Board
8 minutes are approved for November 4.

9 [The motion carried. Mr. Abel abstained from voting
10 on the motion.]

11 ***

12 Report of Prosecutorial Division

13 [Ray Michalowski, Esquire, Senior Board Prosecution
14 Liaison, had nothing to present but offered to answer
15 any Board member questions.]

16 ***

17 Report of Board Counsel - Final Adjudication and Order

18 MR. ROUSE:

19 Item 2 on the agenda is the Final
20 Adjudication and Order in the Matter of
21 BPOA v. Michael Christopher Definis,
22 Case No. 20-70-008367.

23 Regarding this matter, the Final
24 Adjudication in the Matter of BPOA v.
25 Michael Christopher Definis, I believe

1 the Board would entertain a motion to
2 adopt the Adjudication and Order as
3 presented by Board counsel and to direct
4 Board counsel to prepare the Board's
5 Final Order.

6 Is there such a motion?

7 MR. WENTZEL:

8 So moved.

9 MR. ROUSE:

10 Is there a second?

11 MR. WAGGONER:

12 Second.

13 MR. ROUSE:

14 Any discussion? All those in favor, say
15 aye. All those opposed, say nay. Any
16 abstentions? Any recusals?

17 [The motion carried unanimously.]

18 ***

19 Report of Board Counsel - Regulatory Discussion

20 [Ronald K. Rouse, Esquire, Board Counsel, addressed

21 Regulation 16A-7026 regarding Act 88 of 2020

22 amendments to the Assessors Certification Act. He

23 noted drafting the preamble after the Board adopted

24 the second exposure draft at the September 30, 2021.

25 He mentioned that the next step would be to complete a

1 regulatory package, including the regulatory analysis
2 form.]

3 MR. ROUSE:

4 Regarding Regulation 16A-7026 at item 3
5 on the agenda, would the Board entertain
6 a motion to adopt the preamble and
7 direct Board counsel to continue with
8 the regulatory process?

9 MR. SMELTZER:

10 I'll make such a motion.

11 MR. ROUSE:

12 Is there a second?

13 MR. WENTZEL:

14 Second.

15 MR. ROUSE:

16 Any discussion? All those in favor, say
17 aye. All those opposed, say nay. Any
18 abstentions? Any recusals?

19 [The motion carried unanimously.]

20

21 Report of Board Counsel - Regulatory Discussion

22 [Ronald K. Rouse, Esquire, Board Counsel, noted he is
23 still working on Regulation 16A-7029 regarding
24 distance education for certified real estate
25 appraisers.]

1 Mr. Rouse referred to the proposed annex for
2 Regulation 16A-7030 regarding distance education for
3 certified Pennsylvania evaluators. He noted the
4 amendments to § 36.201 with the addition of a
5 definition for asynchronous, hybrid, and synchronous
6 and provided the definitions.

7 Mr. Rouse referred to § 36.224 regarding distance
8 education courses, noting an additional statement that
9 says distance education courses may be provided in the
10 form of synchronous, asynchronous, or hybrid
11 educational course offerings. He also added a
12 statement to that section, where synchronous course
13 credit is acceptable to meeting class hour
14 requirements if it is obtained from approved providers
15 identified in § 36.262(c), which is related to
16 continuing education subject matter.

17 Mr. Rouse noted a statement regarding
18 asynchronous, where credit for an asynchronous
19 distance educational course is acceptable to meet
20 class hour requirements if the course provides a way
21 for the students to interact with the teacher through
22 verbal or written communication and approval of course
23 content is obtained from the Appraiser Qualifications
24 Board (AQB) or a state regulatory jurisdiction or an
25 accredited college, community college, or university.

1 Mr. Rouse noted that distance education programs
2 should be offered and approved or accredited by the
3 Commission on Colleges or a regional or national
4 accreditation association, or by an accrediting agency
5 that is recognized by the United States Secretary of
6 Education.

7 Mr. Rouse noted approval of course delivery
8 mechanism must be obtained from one of the following
9 sources: AQB or AQB-approved organizations providing
10 approval of course, design, and delivery; a college or
11 university that qualifies for content approval that
12 awards academic credit for the distant education
13 course; or a qualifying college or university for
14 content approval with a distance education delivery
15 program that approves the course, design, and delivery
16 that incorporates interactivity.

17 Mr. Rouse noted the addition to hybrid distance
18 education, where credit for a hybrid distance
19 education course is acceptable to meet class hour
20 requirements if each of the course's component parts
21 meet the requirement for the delivery methods
22 employed.

23 Mr. Rouse informed the Board that all of the
24 items added to this particular section are based on
25 the items being enforced through the AQB criteria on

1 January 1, 2022. He noted previous Board discussion
2 making sure appraisers are consistent with the
3 assessors and is why he put the language in the
4 assessors requirements for distance education.

5 Mr. Rouse noted the addition to § 36.263, "a
6 provider of asynchronous education course offerings
7 that meets the requirements of § 36.224(c)(1), (2), and
8 (3) relating to distance education courses," which was
9 added to replace the item that talks about
10 International Distance Education Certification Center
11 (IDECC) approval.

12 Mr. Rouse mentioned that he would like to add an
13 additional item to the annex about remote proctoring
14 of exams for distance education.

15 Mr. Smeltzer referred to § 36.224(1)(ii) and
16 wanted to clarify that the IDECC requirement would be
17 removed since there are different alternatives.

18 Mr. Rouse confirmed IDECC information is deleted.

19 Teresa Cochran, Executive Director, Assessors'
20 Association of Pennsylvania, asked whether the
21 extensions for virtual learning for asynchronous,
22 synchronous, and hybrid also extend to the
23 precertification process that the Assessors'
24 Association does to prepare candidates to take the
25 certified Pennsylvania evaluator (CPE) exam as well as

1 the regular continuing education courses available for
2 license recertification.

3 Mr. Rouse explained that distance education would
4 be for qualifying education as well as continuing
5 education. He informed Ms. Cochran that once the
6 Board discusses everything in the annex in terms of
7 what needs to be a part of the annex, the Board votes
8 and sends the annex out as an exposure draft, where
9 all of the stakeholders would receive a copy of the
10 written document to review and submit written
11 comments.

12 Mr. McFarlane clarified for the members of the
13 public and stakeholders that the intent of the
14 revision is mainly distance learning extension and
15 revisions of some of the verbiage to apply equally to
16 appraisers as well as certified Pennsylvania
17 evaluators.

18 Mr. McFarlane asked whether the intent of the
19 revisions to the verbiage in the legislation is to
20 allow for the continuing of distance education courses
21 for qualifying education given the state of the COVID
22 pandemic.

23 Mr. Rouse stated the revision is for the pandemic
24 and beyond the pandemic. He commented that it was
25 basically putting the language in the regulations so

1 Item 6 on the agenda is the Application
2 to Sit for the Certified Residential
3 Real Estate Appraiser Examination of
4 Jason Sheraw, Case No. 20-70-008217.

5 Regarding that Application to Sit
6 for the Certified Residential Real
7 Estate Appraiser Examination of Jason
8 Sheraw, Case No. 20-70-008217, I believe
9 the Board would entertain a motion to
10 provisionally deny the Application to
11 Sit for the Examination.

12 Is there such a motion.

13 MR. STOERRLE:

14 I make a motion.

15 MR. ROUSE:

16 Is there a second?

17 MR. SMELTZER:

18 I second the motion.

19 MR. ROUSE:

20 Any discussion? All those in favor, say
21 aye. All those opposed, say nay. Any
22 abstentions? Any recusals?

23 [The motion carried unanimously.]

24 ***

25 Matters for Discussion

1 [Ronald K. Rouse, Esquire, Board Counsel, noted prior
2 discussion at the last meeting regarding appraisal
3 management company (AMC) fees and asked whether the
4 Board wanted to have that discussion during the BFO
5 presentation, and the Board agreed.

6 Mr. Rouse noted the continuing education 70-Hour
7 National USPAP Update Course requirement will be
8 tabled until additional information is received.]

9 ***

10 Report of Board Chairman - No Report

11 ***

12 Report of Board Administrator - No Report

13 ***

14 Correspondence

15 [Ronald K. Rouse, Esquire, Board Counsel, referred to
16 correspondence received from the Assessors'
17 Association of Pennsylvania.

18 Teresa Cochran, Executive Director, Assessors'
19 Association of Pennsylvania, mentioned providing
20 virtual classes in February for courses that are
21 approved for three years but was not sure whether the
22 December 31 approval for the virtual format extended
23 beyond 2021 or whether the Association would need to
24 reapply for approval to virtually hold those classes.

25 Mr. Rouse wanted to confirm for the record

1 whether the virtual classes are all synchronous
2 courses or whether the classes are synchronous,
3 asynchronous, or hybrid.

4 Ms. Cochran confirmed that the classes are all
5 synchronous.

6 Mr. McFarlane recused himself from the
7 conversation because he is one of the course content
8 creators and instructors.

9 Mr. Waggoner also recused himself for the same
10 reason.

11 Mr. Smeltzer commented that in-class and
12 synchronous are equal going forward because there is
13 immediate interaction between the instructor and the
14 student either way. He believed the Board was
15 considering revising the applications so people can
16 apply for the synchronous and in-class together.

17 Mr. Smeltzer noted that it should be extended,
18 especially if the in-class has been approved, to the
19 same time period as the in-class. He mentioned both
20 in-class and synchronous could be renewed on the
21 renewal application.

22 Chairman Pasquarella agreed with Mr. Smeltzer.
23 He suggested Ms. Hemler make notations that the Board
24 would approve those courses without having to come
25 back to the Board for the courses that have already

1 been approved and will remain such through
2 approximately September 2024. He noted that the Board
3 is approving all other courses that are synchronous,
4 so those created around September 2021 should be
5 extended.

6 Mr. Rouse commented that course providers who
7 were approved for providing synchronous courses do not
8 need to seek additional approval of that synchronous
9 education course through the end of the course
10 approval. He noted that a course provider who is
11 already approved and wants to make sure that the
12 virtual piece remains approved that, he believed the
13 Board is saying, if it is for synchronous education,
14 it remains approved after December 31, 2021.

15 Mr. Smeltzer further explained that it remains
16 approved after December 31, 2021, and expires the same
17 date as their in-class period. He noted applicants
18 would not need to renew at this time, but at the end
19 of the in-class period, the applicants would apply for
20 renewal for both in-class and synchronous.

21 Ms. Cochran requested clarification regarding a
22 course that was approved before the pandemic and was
23 only approved as an in-person class but would like to
24 hold it virtually sometime this coming spring. She
25 asked whether they would still need to apply for

1 synchronous or is it okay to provide that class in the
2 synchronous format if the class were not held in-
3 person.

4 Mr. Smeltzer explained that they would because
5 the Board's proposal is that in the future an
6 application will be available for synchronous and in-
7 class, but at this time, in-class has been approved.
8 He stated an applicant would have to apply for it to
9 be synchronous because of the way the Board has been
10 handling the matter up until this point but realized
11 that in the future there are plans to combine the
12 application, so approval for both would be in one
13 application.

14 Ms. Cochran thanked the Board for all of their
15 work during the pandemic and making it possible to
16 provide for their members and get their licenses
17 recertified and get people to sit for the exam.

18 Chairman Pasquarella also thanked Ms. Cochran for
19 her hard work at the association.]

20

21 Appointment - Bureau of Finance and Operations Fee

22 Increase Proposal Update

23 [Kimberly A. Mattis, Director, Bureau of Finance and
24 Operations, Department of State, reported an increase
25 of 43 licensees to 4,217 since the last meeting,

1 noting not a whole lot of change as far as what effect
2 that has on revenue and expenses.

3 Ms. Mattis addressed the effect on revenue at the
4 current license population if everything stays the
5 same. She noted fee net revenue started to trend down
6 a little bit during nonrenewal years. She mentioned
7 prior discussion regarding the anticipation of a
8 decrease in licensee population and how that could
9 impact the Board.

10 Ms. Mattis addressed what would happen if the
11 licensee population decreased 10 percent over the next
12 few renewal years. She stated the 10 percent decrease
13 is reflected on each of the licensee classes except
14 appraisal management companies and licensed appraiser
15 trainees with new fees going into effect in June 2025.

16 She noted that it brings down the revenue slightly in
17 terms of that first renewal because there is no
18 increase in the June 2023.

19 Ms. Mattis addressed decreasing the population by
20 5 percent and raising renewal fees by 10 percent,
21 where there would be a 10 percent increase in renewal
22 fees, taking appraiser and assessor licensure classes
23 from \$225 to \$248, appraisal management companies from
24 \$1,000 to \$1,100, and appraiser trainees from \$150 to
25 \$165. She noted the final renewal year would take

1 them from \$248 to \$273, appraisal management companies
2 from \$1,100 to \$1,210, and appraiser trainees from
3 \$165 to \$182.

4 Ms. Mattis addressed a 10 percent decrease in
5 those same licensure classes starting in June 2025.
6 She noted it would take all of the classes from \$225
7 to \$261 and from \$261 to \$303, appraisal management
8 companies from \$1,000 to \$1,160 and from \$1,160 to
9 \$1,346, and appraiser trainees from \$150 to \$174 and
10 then \$174 to \$202.

11 Ms. Mattis noted that it is actually a 16 percent
12 increase in renewal fees. She referred to the
13 remaining balance, where it is still climbing but
14 about \$100,000 lower than the 5 percent increase in
15 licensees and 10 percent increase in renewals.

16 Mr. Abel asked whether that includes the National
17 Registry Fee.

18 Ms. Mattis explained that the National Registry
19 Fee is the fee they all paid to be a part of the
20 national registry, noting the fee is paid into the
21 Department of State and then the Department of State
22 in turn pays it off to the national association.

23 Ms. Mattis commented that it has a zero effect on
24 revenue and is why it was not in there.

25 Chairman Pasquarella referred to a survey

1 conducted and recalculated to show the annual
2 licensing fees for AMCs in comparison to other states
3 around the country, particularly those adjacent to
4 Pennsylvania.

5 Ms. Mattis commented that the Board has to
6 justify or explain when Board counsel prepares a
7 regulatory package why they are changing the fee for
8 one particular license type differently than everybody
9 else.

10 Mr. Rouse explained that it could be problematic
11 because he has to go before the Independent Regulatory
12 Review Commission (IRRC) to defend the fee increase
13 and IRRC would question an inconsistency. He
14 mentioned that wanting a fee increase to be consistent
15 with the surrounding states would not sound like a
16 good reason for increasing a fee.

17 Chairman Pasquarella commented that the
18 surrounding states may have already taken into account
19 that the reduction in the number of AMCs is resulting
20 in less revenue coming into Pennsylvania. He
21 expressed concern with less AMCs in Pennsylvania now
22 with all of the mergers. He referred to the Excel
23 calculation, noting Pennsylvania is probably in the
24 bottom third of all of the states.

25 Chairman Pasquarella referred to a point brought

1 up by the prosecutorial division at a prior meeting,
2 where a lot of complaints are coming in from appraisal
3 management companies. He expressed concern that AMCs
4 are creating more cost to the state and consequently
5 should pay more to the state.

6 Mr. Michalowski commented that part of the act
7 empowers them to be licensed and are required to have
8 an in-house reviewer who reviews the quality of the
9 assignment and sends them to prosecution. He noted
10 AMCs are much larger now but consolidation of the
11 industry has decreased the amount of work produced
12 under their guide and forwarded to prosecution because
13 it is now concentrated in a much smaller number.

14 Mr. Michalowski noted it to be a cost, and the
15 vast majority of cases he reviews where a complaint
16 has been made, when he reviews an initial review
17 report, they always note which AMC it was and whether
18 it was perfectly licensed and whether it is submitted
19 by an AMC or not. He noted that almost all of the
20 work they get other than things that are local, like
21 court-related or tax-related, almost always a fee
22 review for Financial Institutions Reform, Recovery,
23 and Enforcement Act (FIRREA) purposes are going
24 through AMCs.

25 Mr. Smeltzer commented that they initially

1 brought the AMCs under the Board primarily as a result
2 of the Dodd-Frank Act, which also requires reporting
3 from AMCs. He noted reasons for raising their fee
4 differently, where the Board did not know the cost
5 associated with AMCs and they are doing more for AMCs
6 now than before with all of the consolidations.

7 Mr. Smeltzer further explained the Dodd-Frank Act
8 requires lenders and AMCs to report any violations
9 they see of the Uniform Standards of Professional
10 Appraiser Practice (USPAP) to the state.

11 Mr. Michalowski commented that AMCs do make a
12 certain increase in work effort and increase in the
13 cost of appraisals because every case they get has two
14 or three versions. He noted that one of the most
15 common violations is the appraiser forgetting to save
16 all of the previous versions and warning letters are
17 sent all of the time. He suggested creating a
18 newsletter article reminding people to save all of the
19 versions and not to copy over previous versions.

20 Chairman Pasquarella asked Mr. Michalowski what
21 the position of the prosecutorial division is
22 regarding maintaining original transmittals of
23 appraisal drafts when they were not signed or a final
24 work product.

25 Mr. Michalowski explained that prosecution does

1 not get a lot of commercial appraisals, but
2 residential ones are almost always signed and
3 submitted as if they were the final version. He noted
4 that an appraisal is considered final once it is at
5 somebody else's eyes. He also noted that every copy
6 that goes to a client has to be saved.

7 Mr. Smeltzer commented that USPAP considers a
8 report as one that is transmitted to a client upon
9 completion of the assignment, noting debate on what
10 shows that the assignment has been completed. He
11 stated The Appraisal Foundation does not specifically
12 address drafts, and the Appraisal Institute notes that
13 the finality or completion is evidenced by a signature
14 on a certification.

15 Mr. Smeltzer noted that drafts should be clearly
16 identified as a draft with a draft watermark on every
17 page and no signature on the certification. He
18 mentioned that the draft is used because people do not
19 want multiple versions of a report and to be able to
20 make sure everything is done correctly before
21 finalized.

22 Michelle Czekalski Bradley, CGA, AQB-certified
23 USPAP Instructor; Chair, Appraisal Standards Board,
24 noted the 2023 edition of USPAP, where the Appraisal
25 Standards Board is actually revising the definition of

1 work file. She noted that a draft was a document with
2 an unsigned certification, but once there is a signed
3 certification and it is transmitted to the client,
4 then it is an appraisal report and is right back to
5 the definition of report that is in USPAP.

6 Ms. Czekalski Bradley noted documentation
7 necessary to support your analysis, opinion, and
8 conclusion would be required to be retained in the
9 work file. She stated it would be open to
10 interpretation by the appraiser on an assignment-by-
11 assignment basis.

12 Mr. Rouse asked Ms. Mattis to reiterate the
13 difference between determining fees for applications
14 as opposed to determining fees for biennial renewal.

15 Ms. Mattis explained that the Bureau of
16 Professional and Occupational Affairs does a complete
17 cost analysis on the initial application, looking at
18 every employee or staff classification that touches
19 that application from the beginning of the process to
20 the very end and determine the cost.

21 Ms. Mattis stated the difference between
22 applications and renewal fees is looking for the gap
23 after finding the cost to do business to be able to
24 make the Board solvent and is found in the renewal
25 fees.

1 Ms. Mattis stated BFO was not in the business of
2 creating extremely large surpluses for the boards and
3 commissions or having a balance be so low that a
4 potential legal case could halt revenue. She stated
5 BFO wanted to see a two-year cushion of revenue, which
6 is around the \$1.2 to \$1.3 million mark for the Board.

7 Ms. Mattis mentioned that at the end of the
8 renewal year, with the information that had been
9 presented, the Board is in that \$1 million range with
10 a year's worth of revenue left at the end of the
11 renewal. She noted the importance of making the Board
12 solvent and able to pay for day-to-day business.

13 Ms. Mattis commented that there has been great
14 discussion showing the reason to put more weight on
15 AMCs but noted that there are only 148 of them, and it
16 does not create a whole lot of difference in terms of
17 the percentage that has to be applied to everybody
18 else.

19 She mentioned that taking AMCs from \$1,000 to
20 \$1,500 and showing the 5 percent decrease in licensee
21 population only brings that down to 5 percent and a 10
22 percent reduction only brings it down to 13 percent.

23 Chairman Pasquarella agreed and recommended the
24 10 percent reduction and the 16 percent increase.

25 Mr. Smeltzer agreed with Chairman Pasquarella,

1 [Dean F. Picarella, Esquire, Senior Board Counsel,
2 commented that he is auditing the meeting to help
3 Board counsel provide the best service possible for
4 the Board.

5 Justin Reis, Coalition of Pennsylvania Real
6 Estate Appraisers, noted attending the meeting to be
7 available to answer any questions.

8 Michelle Czekalski Bradley, CGA, AQB-certified
9 USPAP Instructor; Chair, Appraisal Standards Board,
10 also noted being available to answer any USPAP-related
11 questions.

12 Scott DiBiasio, Manager of State and Industry
13 Affairs, Appraisal Institute, mentioned being
14 interested in agenda item 8 regarding the 7-Hour
15 National USPAP Update Course requirement, which has
16 been tabled. He believed there was a lot of confusion
17 and misunderstanding as to what is required of
18 appraisers in 2022 regarding the update course and
19 will wait until the next meeting to hear the Board's
20 discussion in relation to that matter.]

21 ***

22 Adjournment

23 CHAIRMAN PASQUARELLA:

24 Do I have a motion to adjourn this
25 meeting?

1 MR. WENTZEL:

2 So moved.

3 CHAIRMAN PASQUARELLA:

4 Do I have a second?

5 MR. SMELTZER:

6 I'll second.

7 CHAIRMAN PASQUARELLA:

8 Any discussion? All in favor of

9 adjourning? Any opposed, say nay.

10 [The motion carried unanimously.]

11 ***

12 [There being no further business, the State Board of
13 Certified Real Estate Appraisers Meeting adjourned at
14 11:59 a.m.]

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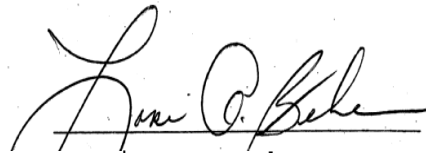
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CERTIFICATE

I hereby certify that the foregoing summary minutes of the State Board of Certified Real Estate Appraisers meeting, was reduced to writing by me or under my supervision, and that the minutes accurately summarize the substance of the State Board of Certified Real Estate Appraisers meeting.



Lori A. Behe,

Minute Clerk

Sargent's Court Reporting
Service, Inc.

STATE BOARD OF CERTIFIED
REAL ESTATE APPRAISERS
REFERENCE INDEX

December 16, 2021

	TIME	AGENDA
1		
2		
3		
4		
5		
6		
7		
8		
9		
10	9:00	Executive Session
11	10:30	Return to Open Session
12		
13	10:32	Official Call to Order
14		
15	10:32	Roll Call
16		
17	10:33	Approval of Minutes
18		
19	10:35	Report of Board Counsel
20		
21	10:50	Applications for Review
22		
23	10:52	Matters for Discussion
24		
25	10:54	Correspondence
26		
27	11:06	Appointment - Bureau of Finance and Operations Fee Increase Proposal Update
28		
29		
30		
31	11:50	Public Comment/Discussion
32		
33	11:59	Adjournment
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