

**Connecticut Chapter**



**CHAPTER PRESIDENTS' MESSAGE**

Dear Members, Sponsors and Colleagues,

Summer is almost here marking six months into my first ever term as president of our great chapter. I am honored to lead our chapter this year and I want to acknowledge the leadership provided by Marc Nadeau, SRA, immediate past-president. We are a strong and vital organization focused on being your go-to professional resource to promote and strengthen the Appraisal Institute and appraisal profession. I would like to thank all our dedicated volunteer Officers and Board of Directors, and a very special thank you to Jacqueline Beauchaine, our Executive Director who makes this all possible.

For 2023 we are focused on growing our chapter, offering fun networking events, and providing a slew of CE classes needed for our 2024 license renewal. For those of you who have already taken the CT Law Module or attended some of our meetings, you have learned that continuing education hours for your 2024 license renewal will be due by January 31, 2024. You must have 28 hours of approved continuing education credit hours including the 7 Hour National USPAP and 3-hour CT Appraisal Law Update with Supervisory/Provisional Appraiser Education Module. CE cycle start date -May 1, 2022. Watch your email for upcoming education schedule.

Speaking of networking and CE classes, what better way to accomplish both than by attending a Yard Goats baseball game combined with the CT Law Module right here at Dunkin Donuts Park, in downtown Hartford. Join us Friday, August 18th to watch the boys of summer swing away while enjoying complimentary food and non-alcoholic beverages. A cash bar is also available for very reasonably priced beers and mixed drinks. Enrollment is available online and seating is limited for the CT Law Module so sign up fast! There are plenty of seats for the game so bring the entire family!

Congratulations to Jennifer O'Neill for being selected to attend The Appraisal Institute's Leadership Development and Advisory Council (LDAC) program this past May. The Leadership Development & Advisory Council (LDAC) is a group of dedicated appraisers who come together once a year in Washington, D.C., to formulate solutions to problems and challenges faced by the appraisal profession. LDAC also establishes an "appraiser-presence" in Congress and demonstrates that the Appraisal Institute is made up of professionals who recognize the importance of being actively involved in the political process.

I would also like to congratulate Dominick Galletti and Vincent O'Brien on being awarded their MAI designations and Rachel Gottmeier for her AI-GRS designation. All three candidates were recognized and awarded their certificates at our board meeting held at the Hawthorne Inn, June 15, 2023.

All the chapter's work is focused on enriching your experience as members, so we are always open to feedback on our current services and how we can better serve you. Feel free to reach out to me, any of our chapter leaders, or our Executive Director if you have ideas, suggestions, comments, improvements, or criticism or would like to get involved.

Respectfully,  
Eli Pascon, SRA

**2023 Officers & Directors**

President  
Eli Pascon, Jr., SRA

Vice President  
Jennifer O'Neill, SRA

Treasurer  
Michelle Gamache, MAI

Secretary  
John Nitz, MAI

Immediate Past President  
Marc Nadeau, SR,

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Dennis Chanski, SRA

Bryan Graham, SRA

Arnold Grant, MAI, AI-GRS

Richard Seman, SRA

David Ubaghs, MAI

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# Members in the News

## Congratulations to our Newly Designated Members

Dominick Galletti, MAI  
Rachel Gottmeier, AI-GRS  
Vincent O'Brien, MAI



Dominick Galletti, MAI & President Eli Pascon, SRA



Rachel Gottmeier, AI-GRS



Christopher Kerin, MAI; Michael Fazio, MAI; Vincent O'Brien, MAI; David Herbst, MAI



## What is LDAC? Jennifer O'Neill, SRA

While at the Appraisal Institute conference in Orlando, I was hanging out by the pool with a new group of people I had met there at the conference. “LDAC, LDAC, LDAC”, I kept hearing. And finally, I had to ask. “What is LDAC”?

Well, I quickly learned that LDAC is short for “Leadership Development and Advisory Council.” It is a program within the Appraisal Institute designed to identify and develop future leaders within the organization, and to provide them with opportunities to contribute to governance and strategic initiatives. It offers a platform for Appraisers to cultivate leadership skills, enhance professional development, and promote networking within the group.

Each year, up to 125 participants are selected to meet in Washington, DC. The participants include a mix of 1st year, 2nd year, and 3rd year people, along with the Leadership Committee.

To be considered, you begin with the online application form. (This requires a headshot, by the way...I laugh at my photo, which gets used for the group EventMobi app, because the online application day was Valentines Day, and I was dressed in pink and red). In my rush to apply as soon as it opened online, and to secure a spot, I hadn't really thought to have a professional photo on hand. This year the application fee was \$680. After acceptance, you then need to book the DC hotel. Looking back, the total cost for the two hotel nights was under \$800. Next step is to determine the best way to get there. From Connecticut, I had the option to take the Acela train, which was overall the easiest. Each Appraisal Institute Chapter has its own policy on reimbursement for the trip. Some chapters regularly send multiple people, and some haven't sent anyone in a while.

If you decide to go to LDAC, they say don't bring any work, you won't have time to do it. And that is correct. They pack a lot into the two and a half days, and everyone needs to be present. I was able to take the train that Wednesday morning, Lyft to the hotel, and store my suitcase. Registration started at 11am and at 12:30 there was a meeting for all First Years. Then we all met together for opening remarks, with the Appraisal Institute Leadership there in full force. You also get to meet key staff members that make the magic happen! We had an afternoon Lobbying Information session to prepare us for the actual Congressional office visit we would be making. That was followed by a reception. But it didn't stop there. There was a sponsored social that lasted into the night, at a local venue. And people met up after in the hotel bar area. It is a great opportunity to get to know peers outside a work environment.

Thursday was packed solid again. Breakfast started at 7am and Round Tables at 8am. There were four discussion leaders and participants went through each of the four sessions. Two were on Thursday morning and two on Friday morning. Thursday afternoon consisted of making the Congressional visits, which you arranged ahead of time. It was fun to walk through the Capital buildings and around DC to get a look at how lobbying works. We all met for a group photo at the Capitol. After that we were off to another reception, and then people went out to dinner. Friday had two more Round Table discussions. Round Tables are discussions on current events and issues, which we use as a think-tank to solve as a group. The day ended with closing remarks and voting for the 2025 Discussion Leader.

There is a special bond with all the Discussion Leaders that only could have happened with the shared experience LDAC offers. Discussion Leaders included Jorge Barreiro, SRA, AI-RRS, Hugh “Bo” Bass, Jr, MAI, Smedmore Montgomery Bernard, Jr, MAI, and Molly Skipper Steel. They all excelled and showed passion for their roles as Discussion Leaders. Alternates Kelly Hyde, MAI and Lucas Rotter, Practicing Affiliate, led the First Year introductions. I met for the first time LDAC Vice Chair Kelly Yeats, MAI and LDAC Chair Eric Schneider, MAI, SRA, AI-GRS. Kelly Yeats will Chair LDAC next year, and Smedmore Bernard, Jr, MAI, was elected Vice Chair for 2024. The environment this group created was welcoming and open, and Jorge made it clear that we are all a part of the LDAC family. My thanks go to Bo, who was one of the people at the Orlando pool, and the reason I went to LDAC.

If you haven't participated in LDAC, I highly recommend you try it. I met a lot of people who all care about and work hard in our industry. It was a unique experience to see firsthand how lobbying works. Thanks to Alie Smeltzer, SRA, AI-RRS, who helped me figure out before the conference how to contact my representatives, request meetings, and looked out for me the whole way. Thanks also to John Musnuff, MAI, who went to the Congressional meetings with me. They both helped make my experience great. It is that spirit of helping and learning, and being able to lean on people I may not have known before, that made me realize we all have a network and peers who want us to succeed.

## **Connecticut Chapter Education Scholarships**

### **The Michael J. Aldieri Memorial Scholarship**

This scholarship is available to any Candidate for Designation of the Connecticut Chapter of the Appraisal Institute (CCAI) who is actively pursuing the MAI or SRA membership designation. The purpose of the scholarship is to encourage knowledge, excellence and professionalism in the appraisal industry. The scholarship will award full tuition reimbursement for any required AI course offering in the designation path.

### **The Rachel Gioia, MAI Memorial Scholarship**

This scholarship is available to any minority and/or woman Candidate for Designation of the Connecticut Chapter of the Appraisal Institute (CCAI) who is active in appraising and needs financial assistance to take Appraisal Institute courses leading to the MAI or SRA membership designation. The purpose of the scholarship is to encourage minorities and women Candidates to pursue knowledge, excellence and professionalism in the appraisal industry. The scholarship will award full tuition reimbursement for any required AI course offering in the designation path.

### **The William Kinnard Memorial Professional Development Scholarship**

This scholarship is available to any Appraisal Institute Designated Member of the Connecticut Chapter of the Appraisal Institute (CCAI) who wishes to expand his or her current knowledge base into an area of professional academic specialty or service through an AI "certificate of completion" for any Appraisal Institute Professional Development Program. The purpose of the scholarship is to encourage knowledge, excellence and professionalism in the appraisal industry. The scholarship will award full tuition reimbursement for any required AI course offering in any one of the AI Professional Development Programs.

Applications may be submitted any time during the year for classes taken during the same calendar year. The Scholarship Committee will review all submissions and award one scholarship per year at our annual December meeting. Please note, applications submitted after November 10th of any given year, will be reviewed and considered for the following year's awards cycle. Selection is based on the applicant's submission of required documents.

Please visit the Chapter website [www.ai-ct.org](http://www.ai-ct.org) for scholarship requirements and application form



Find out more  
about AIERF today.

[More Info](#)

AIERF Candidate for Designation Scholarship

AIERF Minorities and Women AI Course Scholarship

AIERF Practicing Affiliate Course Scholarship

July 1st Deadline - <https://aierf.org/scholarships/> for additional information and application.

# Chapter Educational Offerings

## **Community Land Trust (CLT) Appraisal Training (4 hrs)**

September 14, 2023 - Live Stream class via Zoom 1:00 pm - 5:00 pm

Instructor: Darwin Ernst, SRA, AI-RRS

## **Beyond the Numbers: The Role of the Appraisers and Eminent Domain Appeals (2 hrs)**

October 26, 2023 – Casa Mia at the Hawthorne, Berlin, CT 3:00 pm - 5:00 pm

Panel: Pullman & Comley

## **New - 2022 - 2024 Mandatory CT Appraisal Law Course Supervisory/Provisional Education (3 hrs)**

August 18, 2023 -in-person Dunkin Park/Yard Goats, Hartford, CT 3:00 pm - 6:00 pm

Instructor: Sean Hagearty, MAI

September 21, 2023 - Live Stream class via Zoom 1:00 pm - 4:00 pm

Instructor: John Galvin, MAI

October 17, 2023 - in-person State of CT - DOT, Newington, CT 9:00 am - noon

Instructor: Steven Hurlbut, MAI

November 2, 2023 - Live Stream class via Zoom 6:00 pm - 9:00 pm

Instructor: R. Bruce Hunter, MAI

December 6, 2023 - in-person, Casa Mia at Hawthorne, Berlin, CT 2:00 pm - 5:00 pm

Instructor: Sean Hagearty, MAI

January 23, 2024 - in-person, ValueQuest, Avon, CT 1:00 pm -4:00 pm

Instructor: Steven Hurlbut, MAI

## **7-Hour National USPAP Update Course Offerings**

October 25, 2023 - Live Stream class via Zoom

Instructor: R. Bruce Hunter, MAI

November 14, 2023 -in-person, State of CT, DOT, Newington, CT

Instructor: R. Bruce Hunter, MAI

December 14, 2023 - Live Stream class via Zoom

Instructor: R. Bruce Hunter, MAI

January 9, 2024 - in-person, ValueQuest Avon, CT

Instructor: R. Bruce Hunter, MAI

**Additional CE offerings including CT Mandatory Law and & Hour USPAP to be added to schedule. Please watch your email and visit the Chapter website [www.ai-ct.org](http://www.ai-ct.org)**





Continuing education hours for your 2024 State of CT RE Appraiser license renewals will be due by **January 31, 2024** You must have 28 hours of approved continuing education credit hours including the 7 Hour National USPAP and 3 hour 2022 - 2024 Mandatory CT Appraisal Law Course Supervisory/Provisional Education Module. CE cycle start date - May 1, 2022

## Course Offerings within the Region

### **Massachusetts Rhode Island Maine Chapter of the Appraisal Institute Offerings**

<https://ma-ri-me-appraisal institute.org/education/chapter-education/>

**Advanced Income Capitalization – August 14 - 18**

**Woburn, MA**

**Instructor: Vincent M. Dowling, MAI, SRA**

**General Appraiser Sales Comparison Approach – Sept 20 - 23**

**Woburn, MA**

**Instructor: Edward V. Bowler, MAI, SRA**

**General Appraiser Site Valuation & Cost Approach - Oct 18 – 21**

**Woburn, MA**

**Instructor: Edward V. Bowler, MAI, SRA**

**General Appraiser Market Analysis and Highest and Best Use – Nov 15 – 18**

**Woburn, MA**

**Instructor: Edward V. Bowler, MAI, SRA**

### **Metropolitan New York Chapter of the Appraisal Institute Offering**

<https://aimetryn.com/education-events/>

**General Appraiser Income Approach Part II (G-7) – October 3, 5, 10 & 12, 2023**

**New York, NY**

**Instructor: Robert B. Smith, MAI, AI-GRS**



**AIM  
HIGHER**  
Confirm State Approvals for Credit.

**Search Online Education  
from the Appraisal Institute**

# Chapter Meetings, Events & Notes

## **Hartford Yard Goats vs. New Hampshire Fisher Cats**

**August 18, 2023 - Dunkin Park/Yard Goats**

**6:00 pm - Party Deck Buffet - 7:10pm Game Start**

## **Chapter Meeting/Networking Social**

**October 26, 2023 – Casa Mia at the Hawthorne, Berlin, CT**

**5:00 pm**

## **Holiday Party/Installation of 2024 Officers & Directors**

**December 6, 2023 - Casa Mia at Hawthorne, Berlin, CT**

**5:00 pm**



The PR Committee is seeking individuals to write articles for the Chapter to be published in the New England Real Estate Journal for the upcoming months.

The article needs to be 600 - 800 words, pertain to real estate appraising, and topics can vary.

As an additional benefit to getting your name published, members are eligible to receive AI points towards their AI 5 year cycle continuing education requirement.

If you are interested, please contact John Nitz, MAI  
[JNitz008@aol.com](mailto:JNitz008@aol.com) / 860-919-3432 or the Chapter Office.

# A Day at the Park

## Friday, August 18, 2023

Dunkin Park/Yard Goats, Hartford, CT

# Law and Leisure



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**New - 2022 - 2024 Mandatory CT Appraisal Law Course Supervisory/Provisional Education (3 hrs) 3:00 pm – 6:00 pm – Separate Registration Required**

### **Hartford Yard Goats vs. New Hampshire Fisher Cats**

6:00 pm - Party Deck Buffet - 7:10pm Game Start

\$50 Fee includes admission to the 7:10pm Game and Upper Deck Party - food service 6:00 pm - 8:30 pm. Separate registration required for CE offering.

- 1/3 lb Grilled Burgers
- Grilled Hot Dogs
- Pulled BBQ Chicken
- Mac N' Cheese
- Pasta Salad
- Garden Salad
- Kettle Chips
- Chocolate Chip Cookies
- Non-Alcoholic Beverages

2.5 hour Food Buffet and Soft Drinks, Cash Bar Service until end of 7<sup>th</sup> inning

Parking not included. Tickets – [www.ai-ct.org](http://www.ai-ct.org)

Please visit Yard Goats website for parking information.





## Appraisal Institute PAREA Program Receives Approval from Appraiser Qualifications Board

CHICAGO (May 18, 2023) – The Appraisal Institute announced today that the Appraiser Qualifications Board has provided approval of AI’s Practical Applications of Real Estate Appraisal program for the licensed residential path.

The Appraisal Foundation’s Board of Trustees awarded the Pathway to Success Grant to the Appraisal Institute to assist with the development of the PAREA program. The Pathway to Success Conditional Grant is designed to open up the appraisal profession to a new generation of appraisers and stipulates that participant priority be given to veterans, minorities and those in designated rural areas. AI was awarded the full grant amount of \$500,000 to build its AI PAREA program in collaboration with its partners. AI committed more than \$2 million toward AI PAREA.

PAREA, which is an online program, is an alternative pathway for aspiring appraisers to gain their required experience hours to become a licensed or certified appraiser. Historically, the only option for an appraiser to complete their experience hours was through a supervisor/trainee model that requires the aspiring appraiser to find their own supervisor. PAREA is currently accepted 43 states, and that number is likely to increase as more states adopt this alternative pathway.

Key elements of AI PAREA include:

- Participants will be supported throughout the program by mentors who are Appraisal Institute Designated Members and full-time employees of the organization. The Appraisal Institute specifies rigorous requirements for Designated membership regarding experience, education and moral character and those individuals demonstrate the highest standards of education and ethics.
- AI PAREA participants will have access to the organization’s 66 chapters to enhance networking opportunities and connect with appraisers who can potentially help participants become geographically competent, meaning that participants can learn about the specifics of local markets from appraisers with that knowledge and experience.
- In addition to the basic specification of three Uniform Standards of Professional Appraisal Practice (USPAP)-compliant reports established for PAREA programs by the AQB, AI PAREA features an additional 10 practice assignments and reports. The assignments are consistent for all participants and include a variety of complexity and property types to reinforce important appraisal concepts and skills.
- The assignments that are part of AI PAREA are developed by an organization with a 90-plus-year history of creating best-in -class education, publications and other appraisal products.
- AI PAREA participants have access to a knowledge center that includes a variety of resources that appraisers use every day including forms software and a multiple listing service (MLS).

“The AQB’s approval of AI PAREA for the licensed residential path is a significant milestone for our organization and the entire valuation profession,” said Appraisal Institute President Craig Steinley, MAI, SRA, AI-GRS, AI-RRS. “This program will create many opportunities for aspiring appraisers who might not currently have a pathway into the profession.”

“The Foundation is so pleased to see the first PAREA program receive approval from the Appraiser Qualifications Board,” said The Appraisal Foundation President David S. Bunton. “The introduction of this program to the marketplace opens a new pathway for aspiring appraisers, and we look forward to welcoming PAREA participants to the appraisal profession.”

AI PAREA will initially welcome select participants during the pilot program phase, who have completed their Qualifying Education and reside in a state which has fully accepted PAREA in lieu of the traditional supervisor/trainee model. AI PAREA is expected to launch broadly and make registration available by September 2023



# ***Congratulations!***

## **2024 SLATE OF OFFICERS, DIRECTORS, REGIONAL REPRESENTATIVES, AND REGIONAL REPRESENTATIVE ALTERNATES**

### **OFFICERS:**

President:	Eli A. Pascon, Jr. SRA
Vice President:	Jennifer O'Neill, SRA
Treasurer:	Michelle B. Gamache, MAI
Secretary:	John W. Nitz, MAI

### **BOARD OF DIRECTORS:**

Immediate Past President:	Marc P. Nadeau, SRA (2024)
Board Member:	Josephine C. Aberle, MAI (2024 – 2026)
Board Member:	Dennis A. Chanski, SRA (2022 – 2024)
Board Member:	Arnold Grant, MAI, AI-GRS (2024)
	Unexpired term Cristin Tilki, MAI, SRA
Board Member:	David Ubaghs, MAI (2022 – 2024)
Board Member:	Bryan R. Graham, SRA (2023 – 2025)
Board Member:	Richard Seman, Jr., SRA (2023 – 2025)

### **REGIONAL REPRESENTATIVES:**

1. Jennifer O'Neill, SRA (2024 – 2025)
2. Michelle B. Gamache, MAI (2023 – 2024)

### **REGIONAL REPRESENTATIVE ALTERNATES:**

1. John W. Nitz, MAI (2024)
2. Josephine C. Aberle, MAI (2024)
3. Dennis A. Chanski, SRA (2024)
4. David Ubaghs, MAI (2024)
5. Bryan R. Graham, SRA (2024)
6. Richard Seman, Jr., SRA (2024)
7. Arnold Grant, MAI, SRA (2024)
8. Marc P. Nadeau, SRA (2024)

### **APPROVED BOARD OF DIRECTOR - Vacancy 2023**

BOARD OF DIRECTOR:	Arnold Grant, MAI, AI-GRS (2023 – 2024)
	Unexpired term Cristin M. Tilki, MAI, SRA

Approved: June 15, 2023 – Chapter Meeting