



IDFPR

Illinois Department of
Financial and Professional Regulation

Division of Real Estate

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JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

LAURIE MURPHY
Director

**Illinois Department of Financial & Professional Regulation
Division of Real Estate
Real Estate Appraisal Administration and Disciplinary Board
("The Real Estate Appraisal Board")**

Open Minutes

Date: June 11, 2024

Call to Order: 10:01 a.m. – Jonathan Michie – Vice Chairperson

Location: Illinois Department of Financial and
Professional Regulation "IDFPR" /Division of Real Estate
"DRE"
555 West Monroe Street, 5th Floor, Conference Room 5C5
Chicago, Illinois 60661
And
Via Interactive Video Conference at IDFPR
320 West Washington Street, 3rd Floor, Conference Room 376
Springfield, Illinois 62786

Board Members Present: Douglas Anderson, Sara Chambers, Cecelia Marlow, Patricia McGarr, Jonathan Michie, Faiq Mihlar, Ken Mrozek, Christopher Posey, Brian Weaver (Non-Voting)

Board Members Not Present: Gail Lissner and Mike Morris

Staff Members Present: Laurie Murphy – Director of the Real Estate Division, Jeremy Reed – Deputy Director of the Division of Real Estate, Adrienne Levatino – Associate General Counsel, Nathaniel Chandler - Chief of Licensing and Education, Brian Weaver – Chief of Boards and Complaints for Real Estate Appraisal, Home Inspection and Auction, Merle Shearer – Chief of Prosecutions, Hector Rodriguez – Chief of Investigations, Jenni Scheck – Staff Attorney, Daniel Kazlauski – Staff Attorney, Devlin Gordon – Investigator, Jennifer Rossiter Moreno – Operations Manager, Mary Crocker – Division of Real Estate Licensing and Education, Deb Malinowski – Board Liaison, Susan Sigourney – Appraisal Board Liaison

Guests Present: Jim Blaydes, Sylvia Busk, Melissa Cannata, Scott Dibiasio, Rich deVerdier, TJ McCarthy, Fred Nickl

TOPIC	DISCUSSION	ACTION
Call to Order	<p>Vice Chairperson Jonathan Michie opened the meeting.</p> <p style="text-align: center;">Attendance Taken: Douglas Anderson - present Sara Chambers – present Cecelia Marlow - present Patricia McGarr – present Jonathan Michie - present Faiq Mihlar – present Ken Mrozek – present Christopher Posey – present</p> <p>The Director of the Division of Real Estate, Laurie Murphy, informed the Board that Sara Chambers is retiring from the Appraisal Board, and this is Sara’s last Board meeting. The Director thanked Sara for her expertise and everything she has contributed to the Board and presented Sara with a certificate of appreciation and a personal note.</p>	<p>The meeting was called to order at 10:01 a.m.</p>
Review and Approval of Board Minutes	<p>The Board reviewed the Open Minutes from the May 14, 2024, Appraisal Board meetings.</p>	<p>A motion was made by McGarr and seconded by Posey to approve the Open Minutes as presented from the May 14, 2024, Appraisal Board meeting. The motion carried.</p>
Public Comments	<p>Members of the public introduced themselves. There were no comments.</p>	
Licensing and Education Report	<p>The Licensing Report for activity conducted in May 2024 was available in SharePoint for the Board to review. A copy of the report is attached to and made a part of these minutes.</p> <p>Nathaniel Chandler informed the Board that the AMC annual report deadline is June 30, 2024, and at this time, about 50% of registered AMCs have submitted their reports. Nathaniel Chandler also mentioned notices will be sent</p>	

	<p>to the AMCs that have not yet filed their report.</p> <p>Brian Weaver explained that for an Appraisal Management Company to appear on the National Registry, the AMCs have to complete an annual report.</p> <p>Mary Crocker reported that since the last Board meeting, the following have been approved:</p> <ul style="list-style-type: none"> 4 Education Courses 2 log audits 0 Out of State CE request 0 Non-Student Activity 6 Endorsement Applications 4 Application Reviews 	
Investigations Report	<p>The Investigations Report through the month of May 2024 was available in SharePoint for the Board to review. A copy of this report is attached to and made a part of these minutes.</p> <p>Hector Rodriguez thanked Sara Chambers for her efforts, including their meticulous notes when reviewing pre-investigation files.</p>	
Prosecutions Report	<p>The Prosecutions Report through the month of May 2024 was available in SharePoint for the Board to review. A copy of this report is attached to and made a part of these minutes.</p>	
Appraisal Education Course Approval	<p>Appraisal Courses reviewed and approved by Sara Chambers:</p> <p>Appraiser eLearning (CE) 2024 Val Expo Day 1, 7 hours.</p> <p>Appraiser eLearning (CE) 2024 Val Expo Day 2, 7 hours.</p>	<p>A motion was made by Mrozek and seconded by McGarr to recommend approval of the 4 Appraisal Education applications reviewed by the Board members and presented by Mary Crocker. The motion carried.</p>

	<p>Appraiser eLearning (CE) Fostering Diversity in the Appraiser Profession, 3 hours.</p> <p>Chicago Chapter of the Appraisal Institute (CE) Protecting Yourself: Volume 1 and 2, 2 hours</p>	
Formal Hearing Schedule	There were no formal hearings scheduled.	
Old Business	There was no Old Business to discuss.	
New Business	<p>Laurie Murphy, Director of the Division of Real Estate, informed the Board that the Appraiser Qualifications Board (AQB) is in the process of considering the qualifications for becoming an appraiser, and has released a concept paper and a reference manual on this subject. The AQB is asking for responses and comments by July 27, 2024.</p> <p>The Director encouraged the Board members to provide their ideas regarding the requirements for appraisal licensure to the AQB. There was much discussion, and the Board shared their thoughts on the qualifications for obtaining a license. Some Board members agreed that a college degree is not necessary for licensure, while some Board members believe a college degree is necessary and should remain a requirement for licensure. The Director thanked the Board for this conversation and encouraged the Board to provide their specific ideas to the AQB.</p>	
Motion to go into Closed Session	<p>Roll Call Vote Taken:</p> <p>Doug Anderson - yes</p> <p>Sara Chambers – yes</p> <p>Cecelia Marlow - yes</p> <p>Patricia McGarr – yes</p> <p>Jonathan Michie - yes</p> <p>Faiq Mihlar - yes</p> <p>Ken Mrozek – yes</p> <p>Christopher Posey – yes</p>	<p>A motion was made by McGarr and seconded by Michie to go into Closed Session as permitted by Section 2 (c) (4) and (15) of the Open Meetings Act at 10:59 a.m. The motion carried by roll call vote.</p>

Closed Session:	<p>The closed minutes from the May 14, 2024, meeting was reviewed by the Board.</p> <p>The Board deliberated on pending enforcement actions.</p>	
<p>Motion to go into Open Session</p> <p>Approval of May 14, 2024, Closed Minutes</p> <p>Ratify Actions Taken in Closed Session</p> <p>Closed Minutes Remain Closed</p> <p>Recommendations</p> <p>The Board signed one Finding of Fact, Conclusions of Law, and Recommendation to the Director</p> <p>Orders</p>	<p>There were no cases for deliberation.</p> <p>There were two Consent Orders and 2 Consent to Administrative Supervision Orders for the Board to review in Closed Session.</p>	<p>A motion was made by Posey and seconded by Mihlar to go into Open Session at 11:17 a.m. The motion carried.</p> <p>A motion was made by Posey and seconded by Anderson to approve the Appraisal Board Closed Minutes from May 14, 2024. The motion carried.</p> <p>A motion was made by Posey and seconded by McGarr to ratify the Board's actions taken in Closed Session. The motion carried.</p> <p>A motion was made by Chambers and seconded by Posey that minutes of the Closed Sessions of the Appraisal Board remain closed. The motion carried.</p> <p>The Board concurred in two Consent Orders and in two Consent to Administrative Supervision Orders.</p>
Adjournment	The next meeting is scheduled for July 9, 2024.	A motion was made by Anderson and seconded by Chambers to adjourn the meeting at 11:18 a.m. The motion carried.

Licensing Report

Prepared by Nathaniel Chandler

May 2024

- Board = APPRAISAL
- START DATE = 05/01/2024
- END DATE = 05/31/2024

6/3/2024 at 9:45:29 AM

Profession	ProfessionDescription	Sponsor_Chg	Applications	Initial_lic	Transitions	Renewals	Active_Licenses
553	Certified General Real Estate Appraiser	0	6	7	0	0	1,372
555	Licensed Appraiser Education Provider	0	0	0	0	0	17
556	Certified Residential Real Estate Appraiser	0	2	0	0	0	1,706
557	Associate Real Estate Trainee Appraiser	3	4	3	0	2	343
558	Appraisal Management Company	0	1	1	0	0	137
572	Temporary Practice Real Estate Appraiser	0	3	4	0	0	32
573	Licensed Appraiser Pre-Lic Course	0	0	2	0	0	101
575	Licensed Appraiser CE Course	0	4	7	0	0	372
Totals		3	20	24	0	2	4,080

Illinois Real Estate Appraiser Program

From: 5/1/2024 To: 5/31/2024

		Pass		Fail		Total
		N	%	N	%	N
Certified General Appraiser Examination	First Time	0	0.00	1	100.00	1
	Repeat	1	20.00	4	80.00	5
	Total	1	16.67	5	83.33	6
Certified Residential Appraiser Examination	First Time	1	100.00	0	0.00	1
	Repeat	0	0.00	2	100.00	2
	Total	1	33.33	2	66.67	3



May 2024
Investigations Report

[illegible]

APPRAISAL PROSECUTION REPORT 2024

May

	Pending /Open Cases	AP cases less than 2 months	AP cases over 3 months	AP cases over 6 months	AP cases over 9 months	AP cases over 12 months	AP cases over 24 months	Formal Complaints Filed	Informal Conferences held	New Cases Rec'd	CLOSED	CLOSED Admin	CLOSED Admin Warn Letter	Closed CE with memo	CLOSED Formal Order	CLOSED: Consent Order	CLOSED: Non-Disc Order / CAS	IL Inc Tax	Motion for Rehearing filed
JANUARY	12	1	4	2	2	3	0	1	2	1	6	1	0	0	2	0	3	0	0
FEBRUARY	11	2	1	3	0	5	0	2	0	2	3	0	1	0	0	0	2	0	0
MARCH	10	4	0	3	0	3	0	0	0	2	3	0	1	0	0	2	0	0	0
APRIL	10	4	1	3	0	2	0	1	0	4	4	3	0	0	0	1	0	0	0
MAY	13	9	1	2	0	1	0	1	1	5	2	0	0	0	0	1	0	0	1
JUNE											0								
JULY											0								
AUGUST											0								
SEPTEMBER											0								
OCTOBER											0								
NOVEMBER											0								
DECEMBER											0								
TOTAL								5	3	14	18	4	2	0	2	4	5	0	1

NEW CASES		RECEIVED								May	
investigations	applicant w/criminal	CE	applicant sister discipline	tax	child support	pettion for hearing	reopen	USPAP	petition for restoration	TOTAL	
4	0	0	0	1	0	0	0	0	0	5	