



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: January 14, 2025

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

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, 2nd Floor, Conference Room 258
Springfield, Illinois 62786

Board Members Present: Douglas Anderson, Gail Lissner, Jonathan Michie, Faiq Mihlar, Ken Mrozek, Christopher Posey, Brian Weaver (Non-Voting)

Board Member Absent: Patricia McGarr and Cecelia Marlow

Staff Members Present: Jeremy Reed – Deputy Director of the Division of Real Estate, Adrienne Levatino – Associate General Counsel, Nathaniel Chandler - Chief of Licensing and Education, Brian Weaver – Appraisal Coordinator, Home Inspection and Auction, Merle Shearer – Chief of Prosecutions, Hector Rodriguez – Chief of Investigations, Daniel Kazlauski – Staff Attorney, Jennifer Rossiter Moreno – Real Estate Coordinator and Chief of Examinations,, Kim Prickett – Operations Manager, Susan Sigourney – Appraisal Board Liaison

Guests Present: Jim Blaydes, Melissa Cannata, Tim McCarthy, Randy Neff, Fred Nickl, Sarah Walsh

TOPIC	DISCUSSION	ACTION
Call to Order	Following a roll call to ascertain the presence of a quorum of members, Chairperson Jonathan Michie called the meeting to order.	The meeting was called to order at 10:01 a.m.
Review and Approval of Board Minutes	The Board reviewed the Open Minutes from the December 10, 2024, Appraisal Board meetings.	A motion was made by Anderson and seconded by Mrozek to approve the Open Minutes as presented from the December 10, 2024, Appraisal Board meeting. The motion carried unanimously.
Public Comments	There were no public comments.	
Licensing and Education Report	<p>The Licensing Report for activity conducted in December 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 updated the Board on the AMC renewal which expired at the end of December 2024. The AMCs are able to renew online through the end of this month with the payment of a late fee. If the AMC renews after this month, a paper renewal with a late fee will be necessary.</p> <p>Nathaniel Chandler also updated the Board on the Appraisal Education Provider and Appraisal Education Course renewal which expired at the end of December 2024. The Appraisal Education Providers are able to renew with the payment of a late fee.</p> <p>Nathaniel Chandler also informed the Board that Appraisal continuing education (CE) citations have been issued to 65 appraisers who did not respond to the first two deficiency letters sent from the Department earlier last year. Those appraisers may need to pay a fine if they are unable to prove that they completed their CE during the original renewal period. They have 60 days to respond to the citation and 30 days to request a hearing. Once the 60</p>	

	<p>days have passed, they will be referred to Prosecutions.</p> <p>Susan Sigourney reported that since the last Board meeting, the following have been approved:</p> <ul style="list-style-type: none"> 14 Education Courses 6 log audits 0 Out of State CE request 0 Non-Student Activity 5 Endorsement Application 2 Application Reviews 	
Investigations Report	<p>The Investigations Report through the month of December 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>	
Prosecutions Report	<p>The Prosecutions Report through the month of December 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>Merle Shearer introduced the new Prosecutions attorney, Asna Aliuddin, to the board.</p>	
Appraisal Education Course Approval	<p>Appraisal courses reviewed and approved by Christopher Posey:</p> <p>Appraisal Institute (CE) Appraiser’s Guide to the New URAR, 7 hours.</p> <p>McKissosk (CE) Navigating AI-Transformative Tools for Appraisers Synchronous, 4 hours.</p> <p>McKissosk (CE) Unlocking Valuating Conditions – Desktop & Hybrid Appraisals, Synchronous, 4 hours.</p> <p>McKissosk (CE) Performing Divorce Appraisals, Asynchronous, 3 hours.</p>	<p>A motion was made by Lissner and seconded by Posey to recommend approval of the 14 Appraisal Education applications reviewed by the Board members and presented by Susan Sigourney. The motion carried unanimously.</p>

	<p>Appraisal courses reviewed and approved by Douglas Anderson:</p> <p>ASFMRA (CE) Appraising Ag Facilities Feedlot Seminar, 8 hours.</p> <p>ASFMRA (CE) Appraisal of Water Rights Seminar, 8 hours.</p> <p>ASFMRA (CE) Timber Property Valuation, 8 hours.</p> <p>ASFMRA (CE) Intro to Business Valuation for Rural Appraisers, 8 hours.</p> <p>Appraisal courses reviewed and approved by Jonathan Michie:</p> <p>Chicago Chapter of the Appraisal Institute (CE) A 2025 Update to Cook County Real Estate Tax Assessment, 2 hours.</p> <p>The CE Shop (CE) Appraisal Technology and GSE Appraisal Review Asynchronous, 4 hours.</p> <p>Appraisal course reviewed and approved by Gail Lissner:</p> <p>McKissock (CE) Performing Estate Appraisals Asynchronous, 3 hours.</p> <p>Appraisal courses reviewed and approved by Ken Mrozek:</p> <p>McKissock (CE) Expert Witness Testimony Basics for Appraisers Asynchronous, 4 hours.</p> <p>McKissock (CE) Residential Appraisal Review & USPAP Compliance Asynchronous 7 hours.</p> <p>McKissock (CE) The Appraisal Landscape of Rural Residential Properties Asynchronous 5 hours.</p>	
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Formal Hearing Schedule	There are no formal hearings scheduled.	
Old Business	There was no old business to discuss.	
New Business	Brian Weaver told the Board he will provide a copy of the matrix that is used for the appraisers who are upgrading for them to review at the Appraisal Board meeting next month.	
Motion to go into Closed Session	<p style="text-align: center;">Roll Call Vote Taken Douglas Anderson – yes Gail Lissner - yes Faiq Mihlar – yes Jonathan Michie – yes Ken Mrozek – yes Christopher Posey – yes</p>	A motion was made by Mrozek and seconded by Mihlar to go into Closed Session as permitted by Section 2 (c) (4) and (15) of the Open Meetings Act at 10:13 a.m. The motion carried by roll call vote.
Closed Session:	<p>The closed minutes from the December 10, 2024, meeting was reviewed by the Board.</p> <p>There were no disciplinary actions for the Board to review.</p>	
Motion to go into Open Session Approval of December 10, 2024, Closed Minutes Ratify Actions Taken in Closed Session Closed Minutes Remain Closed		<p>A motion was made by Lissner and seconded by Mihlar to go into Open Session at 10:15 a.m. The motion carried unanimously.</p> <p>A motion was made by Mrozek and seconded by Mihlar to approve the Appraisal Board Closed Minutes from December 10, 2024. The motion carried unanimously.</p> <p>There were no actions taken in Closed Session.</p> <p>A motion was made by Lissner and seconded by Posey that minutes of the Closed Sessions of the</p>

<p>Recommendations</p> <p>The Board signed no Finding of Fact, Conclusions of Law, and Recommendations to the Director</p> <p>Orders</p>	<p>There were no cases for deliberation.</p> <p>There were no Consent Orders for the Board to review in Closed Session.</p>	<p>Appraisal Board remain closed. The motion carried unanimously.</p>
<p>Adjournment</p>	<p>The next meeting is scheduled for February 11, 2025.</p>	<p>A motion was made by Mihlar and seconded by Posey to adjourn the meeting at 10:17 a.m. The motion carried unanimously.</p>

Licensing Report

December 2024

Prepared by Nathaniel Chandler

Filtered By

- Board = APPRAISAL
- START DATE = 12/01/2024
- END DATE = 12/31/2024

1/3/2025 at 5:09:38 PM

Profession	ProfessionDescription	Sponsor_Chg	Applications	Initial_lic	Transitions	Renewals	Active_Licenses
553	Certified General Real Estate Appraiser	0	4	4	0	0	1,403
555	Licensed Appraiser Education Provider	0	0	0	0	4	17
556	Certified Residential Real Estate Appraiser	0	0	5	0	0	1,717
557	Associate Real Estate Trainee Appraiser	0	3	4	0	0	350
558	Appraisal Management Company	0	1	0	0	12	140
572	Temporary Practice Real Estate Appraiser	0	8	11	0	0	43
573	Licensed Appraiser Pre-Lic Course	0	0	1	0	28	102
575	Licensed Appraiser CE Course	0	7	5	0	114	404
Totals		0	23	30	0	158	4,176

**Portion Statistics Cumulative
Illinois Real Estate Appraiser Program**

From: 12/1/2024 To: 12/31/2024

		Pass		Fail		Total
		N	%	N	%	N
Certified General Appraiser Examination	First Time	4	100.00	0	0.00	4
	Repeat	0	0.00	0	0.00	0
	Total	4	100.00	0	0.00	4
Certified Residential Appraiser Examination	First Time	1	100.00	0	0.00	1
	Repeat	0	0.00	0	0.00	0
	Total	1	100.00	0	0.00	1



December 2024
Investigations Report

Column1	Pending/Open AP Cases	AP Cases 2 months or less	AP Cases Over 2 months	AP Cases Over 6 months	AP Cases over 9 months	AP Cases over 12 months	AP Cases Over 24 months	New Assigned to Investigations AP Cases Received	AP Cases Referred to Pros	AP Cases Closed
January	11	5	2	1	0	0	0	6	0	0
February	18	2	11	5	0	0	0	10	2	1
March	16	1	9	5	1	0	0	1	1	2
April	12	0	7	4	1	0	0	3	3	4
May	10	4	4	2	0	0	0	6	4	4
June	9	1	3	5	0	0	0	2	2	1
July	5	1	1	3	0	0	0	0	1	3
August	3	0	1	2	0	0	0	1	3	0
September	2	0	0	0	1	1	0	1	0	2
October	3	1	1	1	0	0	0	3	2	0
November	5	0	2	3	0	0	0	2	0	0
December	6	0	3	3	0	0	0	3	2	0
Total								38	20	17

APPRAISAL PROSECUTION REPORT 2024

December

	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	11	7	2	0	1	1	0	0	0	2	4	0	0	0	0	2	2	0	0
JULY	12	4	5	1	1	1	0	0	0	3	2	0	0	0	1	0	0	1	0
AUGUST	15	5	7	1	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0
SEPTEMBER	14	4	6	2	0	2	0	1	2	1	2	1	0	0	0	0	0	1	0
OCTOBER	12	3	4	3	0	2	0	0	0	2	4	2	0	0	0	1	1	0	0
NOVEMBER	12	2	3	4	0	2	1	0	3	2	2	0	0	0	0	1	1	0	0
DECEMBER	11	3	3	2	0	1	2	0	0	2	4	0	0	0	0	0	3	1	0
TOTAL								6	8	29	36	7	2	0	3	8	12	3	1

NEW CASES		RECEIVED								Dec
investigations	applicant w/criminal	CE	applicant sister discipline	tax	child support	petition for hearing	reopen	USPAP	petition for restoration	TOTAL
0	0	0	0	0	0	0	2	0	0	2