

# Philadelphia Metropolitan Chapter

Volume 5 Issue 4

## A Message from the President

**John B. Ciminera, SRA**



Hello all,

Well, it went faster than I had anticipated, but then so does life as we age.

We had a great holiday party with over 100 in attendance. We recognized those who earned awards and designations, had wonderful food and drink, and socialized with our peers. We are all part of a very special organization, full of true professionals. It has been my honor and pleasure to have had the opportunity to serve you this past year.

It has been a relatively quiet year as compared to the last two, but there still is work to be done. There are two areas I would like to ask you for your help and support. First, please continue to support our education program especially our new initiative, the homegrown seminar. Richard Wolf can use your ideas on topics and speakers as well as your attendance. This would greatly help our finances and hopefully offset further increases in dues. Secondly, this year National came out with a new set of standards, I understand they have selected California as the place to begin its implementation. I wish them success. Closer to home, our PA collision of Real Estate Appraisers has managed to hold off legislation in Harrisburg that would have had a very negative impact on our profession. One of the more successful tools we utilized was meeting with our local elected representatives from Harrisburg at their local offices close to home. These people are our neighbors and come from various backgrounds, most not from real estate. We have an opportunity and a responsibility as the leaders of our profession to reach out to these officials and help to educate them on important Real Estate issues which they will be making decisions on that affect all residents of our Commonwealth. I ask you get involved, begin a relationship, and make a difference.

In closing, I wish each of you and all of the people in your lives all the best in 2015.

## Holiday Party and Installation of Officers

This year's Holiday Party and Installation of Officers boasted over 100 members. The event, held at the Radnor Hotel is one of the highlights of the year for chapter members. This year did not disappoint!

Lance Coyle, MAI, SRA, Incoming National President was our special guest and keynote speaker. In addition, we had twenty past presidents of the Philadelphia Metropolitan Chapter, two incoming presidents from our neighboring chapters and Tom Reynolds, our Region VI Chair in attendance.

John Ciminera, 2014 Chapter President kicked off the night with a thank you to the local Marine Corps who collected our Toys for Tots donations this year. Two designations were also presented.

- Michael Michalski, MAI
- Tim Crann, SRA



Tim Crann receives his SRA certificate from Chapter President John Ciminera and Incoming National President Lance Coyle.



Chip Hughes presents Michael Michalski with his MAI certificate.



Bob Wright, Chair of the Felice A. Rocca Jr. Memorial Award Committee presented this year's recipient, Joseph D. Pasquarella with the prestigious award. With many of his colleagues and family members in attendance, he shared his reflections on the profession, the memory of Felice Rocca, Jr., and encouraged the younger members of the chapter to set their sights high to make an impact in the profession and the Institute.

At the end of the evening the 2015 Chapter Board of Directors and Officers took their oath of office. 2015 Chapter President James Klementisz, MAI, SRA addressed the audience with a great deal of gratitude to many and hope for a successful 2015.



2015 Chapter President, James Klementisz, enjoys the evening with his wife, Roseanne and mother, Diane.

## Government Relations Update

Michael J. Acquaro-Mignogna, MAI, AI-GRS

The 2013-14 legislative session in Pennsylvania is officially closed, and because of the concerted efforts of the Coalition of Pennsylvania Real Estate Appraisers (CPREA) over this time frame, SB 869 never moved beyond Senate committee or into the House. As reported last quarter, we expect similar legislation to be reintroduced in the 2015-16 session, so the fight will take place on new fronts and with newly elected legislators in Harrisburg. Just as a reminder, the Chapter's

Government Relations Committee continues its work with the CPREA, which was formed in late 2012 by the five AI chapters in Pennsylvania in response to the introduction of this legislation. SB 869 would have permitted licensed salespersons and brokers to complete valuation work for all purposes except first and second mortgages, without having anything close to the experience, education, training or supervision that is required for licensed appraisal trainees, let alone state certified appraisers.

Unfortunately, HB1600 also was not passed this session. This bill amends the Real Estate Appraisers Certification Act so that Pennsylvania will remain in compliance with Federal regulations with regard to appraiser background checks. We're already working to get this bill reintroduced in the upcoming legislative session.

AI National again in 2014 lent very generous financial support to CPREA's government-related efforts. While this does not preclude the need for further and ongoing chapter and individual contributions to sustain these efforts, it is very much appreciated by those of us on the "front lines."

Upcoming changes to Appraiser Qualifications Board's Minimum Criteria relating to supervisors and trainees are to be put in place January 1, 2015. It is important to take some time and review these changes if you are seeking your certification or if you have, or plan to have, appraiser trainees. These criteria can be downloaded using this link: <https://appraisalfoundation.sharefile.com/download.aspx?id=s09bdbe88c8c4e5f8>

Not only are appraiser qualification criteria changing, but requirements for Supervisory Appraisers and Licensed Appraiser Trainees are changing also. If you plan to take on trainees after the new year, you and they will have to take a course that explains the "qualifications and responsibilities" of those respective roles.



If you are already a licensed trainee in Pennsylvania or you supervise trainees, you should already be aware of the State Board's new requirement to officially register trainees and their supervising appraisers. It is important to remember that a licensed trainee can have any number of appraisal supervisors, but a supervisor can only be registered with three trainees. This presents a potential problem with appraisal firms with multiple supervisors and multiple trainees. The Board had also planned to have applicants for a trainee license register with a supervisor at the time of application. CPREA members attended the November meeting of the State Board to address concerns over these issues, and our response from the Board indicates that they will review existing statutes, regulations and procedures to address these concerns.

Always feel free to give me or Louise Jeffers a call if you have any questions about these issues.

## Career Opportunities

Those looking for local positions in the appraisal field should always remember to check our Chapter website for postings at <http://aiphilametro.org/jobs-listings/>. To post opportunities on the website, contact Tiffany Lewis with information about the position you have available ([contact@aiphilametro.org](mailto:contact@aiphilametro.org)).

## Upcoming Educational Offerings



March 18-21: Advanced Income

April 8-11: BA Principles

April 16: 7 Hour USPAP (8:30 am -4:30 pm)

April 16: 2 Hour PA State Rules and Regulations (5-7pm)

April 21-25: Advanced Market Analysis, Highest and Best Use

May13-16: Basic Appraisal Procedures

October 6-11: Adv. Concepts and Case Studies

Nov. 4-7: General Appraiser Income 1

Registration is available for all courses at the following site:  
<http://www.appraisalinstitute.org/education/PhiladelphiaMetro/>



## 2014 Officers and Directors

The following is a list of Chapter officers and Directors for this year.

President John B. Ciminera, SRA  
[jbciminera@comcast.net](mailto:jbciminera@comcast.net)

Vice President James Klementisz, MAI, SRA  
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Treasurer Paul Quinn, MAI, AI-GRS  
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Secretary Reaves C. "Trip" Lukens, MAI, SRA  
[tlukens@valbridge.com](mailto:tlukens@valbridge.com)

### Directors

John S. Crognale, MAI  
Mark T. Kenney, MAI  
Curtis B. Silva, MAI  
Susanne M. Curran, MAI  
Craig W. Gleason, MAI  
Erin E. Hannan, MAI  
Martin Anderson, MAI, SRA, AI-GRS  
James M. Dougherty, SRA  
Don Reape, MAI

Immediate Past President:  
Michael J. Acquaro-Mignogna, MAI, AI-GRS