

**MINUTES  
REAL ESTATE APPRAISER LICENSURE  
AND CERTIFICATION BOARD  
INDIANA GOVERNMENT CENTER SOUTH  
THURSDAY, SEPTEMBER 11, 2025**

**Members Present:**

Wayne Johnson  
Mark Ratterman, Chair  
Ron Kohart  
Dennis "Matthew" Kruse II  
Cyndi Gianneschi

**Members Absent:**

**State Officials Present:**

Amy Hall, Board Director  
Chris Shea-Russell, Assistant Board Director  
James Harry, Board Counsel  
Connie Adams, PLA Litigation

**Court Reporter:**

**I. CALL TO ORDER & ESTABLISH QUORUM**

Mark Ratterman called the meeting to order at 9:30 a.m. and declared a quorum, in accordance with Ind. Code § 25-34.1-8-4.

**II. ADOPTION OF THE AGENDA**

Motion was made by Wayne Johnson and seconded by Cyndi Gianneschi to approve the amended agenda to add a report from the attorney general's office.

Ron Kohart/Cyndi Gianneschi

Motion Passes 5/0

The following members voted.

	Aye	Nay
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Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

### **III. REPORT FROM THE OFFICE OF THE ATTORNEY GENERAL**

### **IV. ADOPTION OF THE MINUTES FROM JULY 17, 2025, MEETING OF THE BOARD**

A motion was made by Matt Kruse and seconded by Ron Kohart to approve the minutes of the July 17, 2025, meeting. The minutes are approved.

Kruse/Kohart

Motion Passes 5/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennie 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

### **V. PERSONAL APPEARANCES**

### **VI. ADMINISTRATIVE HEARINGS**

## VII. DISCUSSION

The Appraisal Foundation – State Harmonization Task Force – Peter Fontana appeared before the Board to discuss harmonizing state requirements. He is chair of the Montana Board and is a member of the Board of Trustees for the Appraisal Foundation. There is a ten-year strategic plan called the 2030 Project. All items have been vetted by the ASC. This Task Force is here to be a resource for state regulators, setting standards. There is a concept paper to review the standards and requirements criteria for appraisers. There will be criteria changes coming in 2026. This is in order to limit restrictions on licensure, anything that is over and above the AQB requirements.

**John Russell** a past Trustee spoke about the changing that will open the field to new practitioners since the older workforce will be retiring. Change is here, electronic workforce will be the backflow fill in. Assessors are a key walk over to become a licensed appraiser. Does the State limit people who are qualified but are held back due to requirements over the baseline that AQB requirements.

**Scott Dibiasio** spoke about barriers with licensure. He did speak about Indiana's requirement for a background check. He also brought up the current rule change, including the need to add the new education requirement as well as the need for the trainee to take an exam, which is only required in a few other states. The experience requirements are higher in Indiana than what is required by the AQB.

PAREA numbers were shared with how the PAREA program is working. There is a readiness exam that they take prior to starting the program. The exam is made to insure they are ready for their training. There are currently 195 people waiting to take the exam. There are 5.5 mentors on staff. One mentor to thirty mentees is the current ratio. Almost four thousand people have completed the form for the PAREA program. The costs is close to 8000.00 per module though there are scholarships sponsored by the ASC to assist with the cost via the Pathways to Success Scholarship. There will be other funding opportunities to assist and offset the costs for this program as well.

**Aida D.....** - She works for ASC and she discussed best practices, how to simplify and clarify to get a sense of current pain points. State regulators requested guidance and assistance with more graphics and checklists to see and visualize guidance that the ASC can provide. The ASC is a resource here to assist and help.

Mark Ratterman had questions and remarks to what was stated, explained what is occurring in Indiana, the rule changes that will be reviewed and discussed within the Board.

It is highly recommended to attend the AARO conferences, the next one is in October 6 thru 8<sup>th</sup> in Atlanta. The Board has determined that someone will attend from the Board, which will be discussed. Matt, Wayne and Cyndi are looking at their schedules and will get back. Whom ever may be able to attend will be funded.

Motion made by Wayne Johnson and seconded by Mark Ratterman.  
Motion passes 5/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennie 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

The Board would like a report, excel spread sheet, of all probationers, their reporting requirements, any logs that have to be reviewed, the current standing of probationers.

## VIII. ADJOURNMENT

Adjourn at 11:30



Mark Ratterman, Chair

11-6-25

Date