

**MINUTES
REAL ESTATE APPRAISER LICENSURE
AND CERTIFICATION BOARD
INDIANA GOVERNMENT CENTER SOUTH
THURSDAY, MAY 21, 2026**

Members Present:

Cyndi Gianneschi

Wayne Johnson

Mark Ratterman, Chair

Ron Kohart

Dennis “Matthew” Kruse II

Members Absent:

State Officials Present:

Amy Hall, Board Director

Chris Shea-Russell, Assistant Board Director

James Harry, Board Counsel

Brad Repass, PLA Litigation

Margie Addington, Court Reporter

Court Reporter:

None

CALL TO ORDER & ESTABLISH QUORUM

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

ADOPTION OF THE AGENDA

Motion was made by Mark Ratterman and seconded by Ron Kohart to approve the agenda.

Ratterman/Kohart

Motion Passes 5/0

The following members voted.

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

ADOPTION OF THE MINUTES FROM JANUARY 8, 2026, MEETING OF THE BOARD

A motion was made by Ron Kohart and seconded by Mark Ratterman to approve the minutes of the January 8, 2026, meeting. The minutes are approved.

Kohart/Ratterman

Motion Passes 5/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	

Ron Kohart	✓	
Cyndi Gianneschi	✓	

REPORT FROM THE OFFICE OF THE ATTORNEY GENERAL

Alex James appeared before the Board to share the report from the Office of the Attorney General.

ADMINISTRATIVE HEARINGS

Kurt H Kiefer – Cause 2019REAB0010 – Order to Show Cause

Kurt Kiefer appeared before the Board on his Order to Show Cause Complaint. He hasn't completed the required Continuing Education that was required for his probation as he still must finish the final course this weekend which will complete the 15 hours per his Probation Order. He did submit logs in April of 2026. He is not in compliance with the Order.

A motion was made by Mark Ratterman and seconded by Matt Kruse to maintain the Probation Order as it stands and restarting an indefinite probation of FOUR months from the meeting today, monthly log reports must be submitted by the tenth of every month and the completion of the required Continuing Education.

Ratterman/Kruse

Motion Passes 5/0

The following members voted.

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

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PERSONAL APPEARANCES

Andrew Bryant – Late Renewal – Positive Response

Andrew Bryant appeared before the Board to discuss his positive response on his renewal application. He signed an open plea agreement and served time. He is currently on criminal probation.

A motion was made by Mark Ratterman and seconded Matt Kruse to place license on indefinite probation to run concurrently with his criminal probation. He may Petition the Board to Withdraw from Probation once his criminal probation has been successfully completed.

Ratterman/Kruse

Motion Passes 5/0

The following members voted.

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

Daniel Lincoln – Renewal – Positive Response

Daniel Lincoln appeared electronically before the Board about his renewal positive response. The positive response was associated with continuing education response in the renewal of his CT license in 2024. His license is in good standing in CT now.

A motion was made by Mark Ratterman and seconded by Matt Kruse to approve the renewal.

Ratterman/Kruse

Motion Passes 5/0

The following members voted.

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

RULE READOPTION

LSA#25-810 and LSA#25-816

A motion was made by Mark Ratterman and seconded by Matt Kruse to approve the readoptions.

Ratterman/Kruse

Motion Passes 5/0

The following members voted.

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

Cyndi Gianneschi	✓	
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DISCUSSION

Education Resources - Disrupting Bias in Real Estate Appraising

Beginning July 1, 2026, the 7-hour Bias class is required and after that class has been completed, the 4-hour class in Bias requirement must be completed every renewal cycle.

This course being reviewed could be confused with the mandatory 4-hour biennial course. The word Bias is misleading. The syllabus must be clear and written as not to mislead to eliminate confusion since it is NOT the AQB Bias mandatory course.

The motion was made by Matthew Kruse and seconded by Mark Ratterman to table for clarification and further review with additional information.

Kruse/Ratterman

Motion Passes 5/0

The following members voted.

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

Matthew Kruse and Cyndi Giannaschi both requested 11 hours of Continuing Education from the AARO/ARRO conference they attended in Boston.

Motion made by Mark Ratterman and Wayne Johnson seconded approval of the Continuing Education for Matt Kruse and Cyndi Giannaschi.

Ratterman/Johnson

Motion Passes 5/0

The following members voted.

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

Continuing Education Audit

Recommended to do a 5% Audit on Continuing Education for this renewal cycle.

A motion made by Mark Ratterman and seconded Matthew Kruse to approve the Continuing Education audit of 5%.

V. ADJOURNMENT

Adjourn at 11:30