

**Assessors' Association of Pennsylvania  
Fall Membership Meeting and Awards Ceremony  
November 6, 2020 at 9 a.m.  
Virtual Meeting Via Zoom**

The meeting was called to order at 9 a.m. by AAP President Robert Roland.

All participants stood for the Pledge of Allegiance and a moment of silence was observed.

Introduction of Officers and Board of Governors:

Robert Roland, AAP President, Bedford County, Laurel Mountain Chapter  
Jennifer Pettina, AAP Vice President, Center County, North Central Chapter  
Josh Zeyn, AAP Treasurer, Tioga County, North Central Chapter  
Rita Yannayon, AAP Secretary, Erie County, North West Chapter  
Mark Kellerman, AAP Past President, Centre County, North Central Chapter

Board of Governors

North Central Chapter: Jacob Ostrom, Michelle Mack  
Laurel Mountain Chapter: Sarah Byers  
South East Chapter: Anthony Liberato, Joan Fitting  
South Central Chapter: Holly Martz, Paul Kreiser  
North East Chapter: Cathy Voda, Anne Shaffer  
North West Chapter: Angelia Tennies, Nick Angiolieri

Update on Education Committee work, with thanks to JR Hardester and Randy Waggoner as well as the instructors for keeping the education program up and running over the last nine months. The AAP has been working very closely with State Board of Certified Real Estate Appraisers (SBCREA); and the SBCREA has approved virtual education through December of 2021. Special thanks to Randy Waggoner for working directly with the SBCREA and relaying information back to us from the SBCREA.

AAP has signed a new Affiliate Agreement with County Commissioners Association of Pennsylvania (CCAP). We are pleased to be able continue our association with CCAP in the years to come.

Mark Kellerman, Co-Chair of the Policies and Procedures Committee, was introduced and discussed the proposal for a Resolution on disciplinary actions and the manner and method of conduct of any disciplinary proceedings which was requested by the AAP Board of Governors (BOG) on 1/24/2020. The disciplinary actions may include the removal of officers and expulsion of members. The proposed Resolution was prepared in accordance with the AAP Code of Conduct, and if approved by the membership will be added as part of the Bylaws. This proposed Resolution has been reviewed and amended by the AAP Solicitor, Jeff Engel, and has undergone a thorough review by the BOG. The BOG proposes this Amendment by Resolution to the membership for adoption in accordance with Article 7, Section 1 of the Bylaws of the AAP. Section 1(A) requires that the Resolution be sent either by regular

mail or electronic mail to the last known address of each member in good standing ten (10) days prior to the meeting, and voted upon. Mr. Kellerman offered all in attendance an opportunity to ask any questions regarding the Resolution; there were none.

Mr. Roland announced that he would entertain a Motion to approve the Resolution as it was presented to the membership:

**MOTION: Mary Ann (Lou) Lewis, Greene County**  
**SECOND: Tiffany Kaseaman, Northumberland County**

Mr. Roland announced that the Motion and Second had been offered, and asked for any additional discussion on the Motion; there was none.

**Unanimously carried by the members in attendance**

EDUCATION UPDATE JR Hardester, Co-Chair

JR Hardester, Co Chair, announced that the CPE classes will now have a one-week break between weeks two and three. Based on a review from students, they felt it was prudent and better to split up the four weeks of classes, so a one-week break has been added between weeks two and three. This schedule will be followed for the next couple of sessions to see how it goes.

The September 2020 CPE classes were conducted utilizing a hybrid approach of in person and virtual attendance, and all involved feel that it has been successful, despite some challenges. Overall, the reviews were positive.

SBCREA will allow virtual education in the manner the AAP is providing it through 12/31/2021. Originally, it was only granted through December of 2020.

No news regarding extension for license renewal date beyond June 30, 2021.

GOVERNMENT INFORMATION Jonathan Schuck, Chair

The current two-year legislative session is done. I have tried to provide updates as we go as part of the *AAP Journal*, updating the BOG at our meetings, but I will provide a high level recap. There have actually been three bills enacted since the last update. I won't go into those in detail but will highlight them:

During the two-year session, there were 2,851 House Bills, 1,078 House Resolutions, 1,328 Senate Bills, 409 Senate Resolutions introduced. The legislature, as always, is very busy. Of the referenced bills and resolutions, 64 are assessment related, and 19 are tax claim related. Eight of the 64 assessment related bills were enacted. There were three that were approved by the Governor, all on October 29, 2020. Two of those three originated from the work of the Local Government Committee Property Assessment Reform Task Force. A number of our AAP members were actively engaged as part of that task force, so it's nice to see their hard work come to fruition over the last two or three years.

Act 87 increases the size of the SBCREA to include two (2) CPEs. This is something that we have been trying to accomplish for quite a few years, and have representation on the board that oversees our profession. It will become law in sixty (60) days, and the Governor has ninety (90) days to appoint one CPE to a two-year term, and a second CPE to a four-year term. I anticipate that the Board will be providing information in the near future for anyone interested in serving in this capacity.

Act 88 requires that all persons responsible for valuing for ad valorem tax purposes be licensed by the SBCREA. Essentially, this extends Act 28 to counties of the first class as well as employees of reval companies.

Act 91 was signed allowing for tax credits for emergency personnel. As you may recall, in 2016 Pennsylvania enacted a law to allow municipalities to adopt tax credits for active volunteer fire and emergency personnel. Act 91 permits counties and school districts to offer a similar tax credit. It extends the maximum credit from 20% up to 100%, and it is completely optional. It would require actions by individual counties and school districts, initially impacting the local treasurer offices because it has more to do with billing or tax credits, rather than changing how we value property.

FINANCIAL REPORT Josh Zeyn

Income Statement as of 12/31/2019:

|            |              |
|------------|--------------|
| Income     | \$359,580.77 |
| Expenses   | \$298,208.04 |
| Net Profit | \$ 61,372.73 |

Balance Sheet as of 12/31/2019

|                              |              |
|------------------------------|--------------|
| Assets                       | \$293,478.01 |
| Chapter Assets               | \$ 38,187.74 |
| TOTAL ASSETS                 | \$331,665,75 |
| Liabilities                  | \$ 10,790.23 |
| Chapter Liabilities          | \$ 38,187.74 |
| TOTAL LIABILITIES            | \$ 48,977.97 |
| TOTAL EQUITY                 | \$282,687.78 |
| TOTAL LIABILITIES AND EQUITY | \$331,665.75 |

**MOTION TO ACCEPT FINANCIAL REPORT:**  
**SECOND:**

**Rita Yannayon, Erie County**  
**Jennifer Pettina, Centre County**

Mr. Roland announced that the Motion and Second had been offered, and asked for any additional discussion on the Motion; there was none.

**Unanimously carried by the members in attendance.**

## **AWARDS**

### **New CPEs**                      **J.R. Hardester**

I would first like to recognize the CPE Class instructors currently being trained and certified to teach:

|                                 |                 |
|---------------------------------|-----------------|
| Michelle Mack, Snyder County    | Site and Market |
| Jennifer Pettina, Centre County | Introduction    |
| Tom Hill, Monroe County         | Cost            |

I, along with the other instructors, Steve Howe, Randy Waggoner and Bruce Witt and those just mentioned, would like to congratulate the following new CPEs:

|   |   |
|---|---|
| Judy Barziloski – <i>Wyoming County</i>       | Jacob Huff – <i>Erie County</i>             |
| Thomas Breivogel – <i>Adams County</i>        | Nicole Kelly – <i>Perry County</i>          |
| Steve Briggs – <i>Erie County</i>             | Tiffany Kiehl – <i>Schuylkill County</i>    |
| Jeff Catherman – <i>Centre County</i>         | William Kingsbury – <i>Luzerne County</i>   |
| Shawna Cigola – <i>Armstrong County</i>       | Darla McNaughton – <i>Perry County</i>      |
| Samantha Cooney – <i>McKean County</i>        | Lisa Main – <i>Greene County</i>            |
| Britney Darrow – <i>Susquehanna County</i>    | Jackie Quinn – <i>Bucks County</i>          |
| Alexander (AJ) Decker – <i>Indiana County</i> | Sarah Riehl – <i>Lancaster County</i>       |
| Bethany Dresser – <i>Montgomery County</i>    | Monica Snyder – <i>Chester County</i>       |
| Kevin Edwards – <i>Lancaster County</i>       | Angela D. Toomey – <i>Schuylkill County</i> |
| Olivia Haywood – <i>Montgomery County</i>     | Andrew Tupone – <i>Northampton County</i>   |
| Tyler Hertzog – <i>Adams County</i>           |   |
| Crystal Owens – <i>Monroe County</i>          |   |

Mr. Roland extended thanks to Cindy Treible, Monroe County, Chair of the Awards Committee, for the hard work that she has done in putting the awards program together for several years.

### **Years of Service:**

#### **Trailblazer (20-29 Years of Service):**

|                                    |          |
|------------------------------------|----------|
| Jennifer Pettina, Centre County    | 20 years |
| Veronica Ziegler, Armstrong County | 20 years |

#### **Board of Governors (30-39 Years of Service):**

|                                   |          |
|-----------------------------------|----------|
| Mary Fraccica, Northampton County | 38 years |
| John Mazur, Luzerne County        | 31 years |
| Shayne Murray, Northampton County | 33 years |

#### **President's Award (40-49 Years of Service):**

|                                    |          |
|------------------------------------|----------|
| Cheryl Johnson, Northampton County | 41 years |
|------------------------------------|----------|

**CHUDY AWARD** – established in honor of Michael M. Chudy, the first AAP President. The award is given for the best assessment article in the *AAP Journal* newsletter:

Anthony Alu, Luzerne County – Spring 2020 AAP Journal "Some Thoughts on Career Development"

**MATYLDA ZUROWSKA HUDAK AWARD** – established in honor of Matylda Zurowska Hudak, an assessor from Scranton who was one of the founding members of the National Association of Assessing Officers which eventually became the International Association of Assessing Officers (IAAO). The award recognizes a woman who has made outstanding contributions to the assessment field:

Wendy Cook, Snyder County Chief Assessor

**NAESSIG AWARD** – named after Carl W. Naessig, second president of the Assessors' Association of Pennsylvania. This award is given to recognize meritorious service to the assessment profession and the Assessors' Association of Pennsylvania:

Catherine Voda, Wyoming County Chief Assessor

**HANISITS/HETTINGER AWARD** – named after Robert Hanisits, the 40<sup>th</sup> president of the Assessors' Association of Pennsylvania, and Alfred Hettinger, AAP's longtime solicitor. This award is given to recognize an individual's achievements in enhancing education in the assessment field:

David Good, Columbia County

**PRESIDENT'S APPRECIATION AWARD:**

Presented by Mark Kellerman to the Centre County office staff

Mr. Roland extended a debt of gratitude to Terry Cochran and Lori Lawyer and all of the CCAP staff who work tirelessly to make the AAP what it is for all of its members. A special thanks was extended to Rachel Quinn and Vision Government Solutions for facilitating today's meeting and awards ceremony.

The meeting adjourned at 9:47 a.m.

Respectfully submitted,  
Rita Yannayon, CPE  
AAP Secretary