

# Metro New York Quarterly

THE METROPOLITAN NEW YORK CHAPTER

Due to Covid, last year's Installation was held virtually. Meet this year's Officers and Board of Directors:



Mark A. Vollmer, MAI  
**Chapter President**



Elizabeth Genovese, MAI  
**1st Vice President**



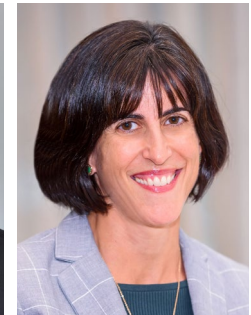
Thomas J. Tener, MAI  
**2nd Vice President**



Mark Godfrey, MAI  
**Secretary**

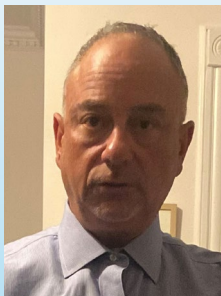


Patrick T. Craig, MAI  
**Treasurer**



Amanda Aaron, MAI  
**Immediate Past President**

## Board of Directors:



Scott H. Gallant, MAI, SRA



Ross Hoffman, MAI



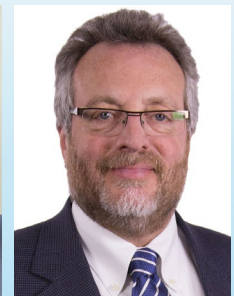
Helene Jacobson, MAI



Carolyn Kakareka, MAI



Shaun Kest, MAI



Daniel H. Lesser, MAI



Sharon Y. Locatelli, MAI



Theresa Nygard, MAI



Michael Papagianopoulos, MAI



Robert E. Porto, MAI



Therese Rutherford, MAI



Marilyn K. Weitzman, MAI

# Mark A. Vollmer, MAI



Dear Friends and Colleagues,

Two weeks ago the Chapter had its first in-person event in fifteen months – some 60 of us got together for our June Outing and navigated the waters around New York Harbor aboard the Cloud 9. Getting together in person and face to face felt momentous after the last year, no longer something we can take for granted. We have all been acutely aware of how the pandemic affected our city and our country, understanding its impact on tenants, owners, lenders and investors, and with cautious optimism we look forward to our city's and our nation's recovery.

Past President Amanda Aaron deserves special thanks for her leadership as the calamity unfolded last year and her thoughtful guidance to our members. She developed the playbook we have been following, with a successful array of Zoom webinars that now feel like the norm. Serving our members and helping to keep us engaged during this unprecedented health and economic crisis was hers and has been my foremost concern.

Our ability to get together remotely has been one of the surprising positives to emerge during the pandemic. In January, we held our annual Economic Forecast with familiar speakers Mark Zandi of Moody's and Bob White of Real Capital Analytics, which was very well attended. Dan Lesser deserves our appreciation for pulling together a great line up of speakers for our webinar on Property Tax Issues during Covid, and Mike Papagianopoulos arranged a terrific session with the Regional Plan Association that had great content on New York's infrastructure challenges post-Covid.

Sharon Locatell and Theresa Nygard are planning a groundbreaking Fall Conference to help our Chapter's members understand the impact of New York's recent Local Law 97, passed in 2019. The Climate Mobilization

Act will place carbon emission caps on approximately 50,000 buildings starting in 2024 and will require a 40% reduction in emissions by 2030. This major legislation imposes substantial capital renovation costs to meet the new limits and imposes severe financial penalties for non-compliance. Our Fall Conference will be held virtually – more details to come.

The Appraisal Institute is dedicated to expanding and diversifying its membership, and the NY Chapter has responded by forming a Committee of Diversity and Inclusion to advance this agenda. Ginna Currie and Amanda Aaron have agreed to co-chair the effort and devise outreach programs to attract minorities and women into the profession. Marilyn Weitzman and Tom Tener have generously agreed to support the effort to develop an agenda.

By all accounts the June outing was a great success this year. Bobby Porto and Scott Gallant organized a late afternoon cruise aboard the Cloud 9, with Arthur Platt, AIA giving a guided tour of coastal New York landmarks. Our spirits were buoyed with fair winds and beautiful sunshine, ample cocktails and appetizers, and the ability to see friends and colleagues again in person. Our thanks go out to all of our sponsors without whom their generous support our programs would not be possible.

Lastly, I want to express my tremendous gratitude and thanks to Connie, whose executive management skills and boundless elan make our Chapter the premier organization we are.

Have a Happy and Healthy Summer!  
Cordially,

Mark A. Vollmer, MAI  
2021 Chapter President

# Amanda Aaron, MAI



Thank you to the Metropolitan New York Chapter for the honor and opportunity to serve as Chapter President in 2020, a year few of us will forget given the challenges wrought by the COVID-19 pandemic.

After starting the year in the typical way with Mark Zandi's Economic Forecast breakfast in January, our chapter had to suspend in-person gatherings and quickly pivoted to Zoom for chapter education and events. We were thrilled that Mark Zandi could return just a month following the shutdowns, along with Bob Knakal, Ben Friedland, Dan Lesser and Tim Quinlan for a timely and informative program on the initial impacts of the pandemic on our local real estate market sectors.

Thanks to the generosity and dedication of our chapter's annual, education and seminar sponsors, we were able to present high quality virtual programs throughout the year, including a Q&A between John Katinos and Matthew Dicker of Wildflower on the rapidly changing New York City industrial market; two USPAP offerings; two Business Practices and Ethics offerings; one licensing course; and two full-day seminars: "How Tenants Create or Destroy Value: Leasehold Valuation and its Impact on Value" and "Artificial Intelligence, AVMs, and Blockchain: Implications for Valuation."

We capped the year in October with a two-day Virtual Fall Conference including guest speakers and panelists from the Durst Organization, Cushman & Wakefield, Prologis, Signature Bank, Slate Property Group, Ariel Property Advisors, JLL, LW Hospitality Advisors and Mosaic Real Estate Investors.

I'm particularly grateful to Connie Puccio, whose tireless work allowed the chapter to make the transition to virtual programs appear effortless and seamless, and to Chapter Board members Marc Nakleh, Tom Tener, Sharon Locatell, Patrick Craig, Helene Jacobson, Bobby Porto, Liz Genovese, Pete Rastetter and Dan Lesser for your involvement putting together these programs and seminars.

Finally, thank you to our membership for entrusting me with the leadership of the chapter during a challenging year. I'm happy to turn the reigns over to Mark Vollmer and look forward to meeting once again in person.

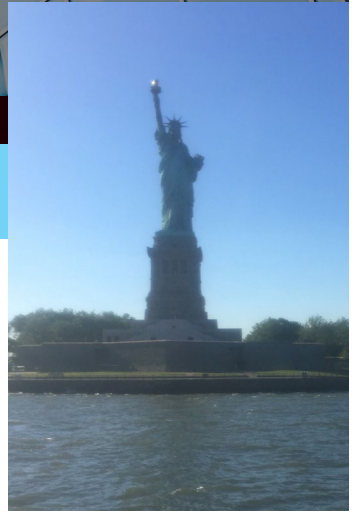
Sincerely,

Amanda Aaron, MAI  
Immediate Past President



# EVENTS

**What a wonderful social event back from Covid!  
The Metro New York Chapter held our first in-person  
event on Thursday, June 24th, since the pandemic.  
Members enjoyed this special dinner cruise with  
architectural tour guide.**



*From left to right: Mark Godfrey, MAI of CBRE and Thomas J. Tener, MAI of KTR Real Estate Advisors*



*From left to right: Steven J. Schleider, MAI of Metropolitan Valuation Services and Tour Guide – Arthur Platt, AIA*



*From left to right: Chapter President, Mark A. Vollmer, MAI of New York Life, Joshua Poblano and Robert E. Porto of Cushman & Wakefield*



*From left to right: Joel Leitner, MAI with Leitner Berman, Adam Gilbert with Nixon Peabody, and Thomas J. Tener, MAI of KTR Real Estate Advisors*



*Elizabeth Genovese, MAI and Nicholas Genovese, both with Houlihan & O'Malley Real Estate Services*



*From left to right: Robert W. P. Davies, MAI with JP Morgan Chase, Julia Perl with Regional Appraisal Associates, and Alan Perl, MAI with New York Community Bancorp*



*From left to right: Eric B. Lewis, MAI, Winnie (Fawn) Everett and Richard W. Latella, MAI, all with Cushman & Wakefield*



*From left to right: Helene B. Jacobson, MAI of Newmark and Chapter President, Mark A. Vollmer, MAI of New York Life*

## SAVE THE DATE FOR THIS YEAR'S FALL CONFERENCE

**October 5 & 6 to be held as a Virtual Event – “Forecast Stormy: Climate Change & Local Law 97”**



# Welcome Newly Designated Members of the Metro New York Chapter:



John A. Agnese, MAI



Vianey G. Corzo, SRA



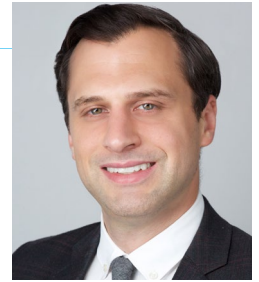
Rebecca Larrabee, MAI



Lawrence R. Munck, MAI



Scott J. Star, MAI



Francis Tripucka, MAI



## Congratulations on your Retirement!

Bill Shubert, MAI began appraising in 1978 doing right-of-way work in Florida, returned to New York to apprentice with Eugene Hegy, MAI at Brown Harris Stevens, then John Munro, MAI, then Matt Mondanile, MAI at DEFK. Bill received his MAI designation in 1987, started his own firm, William Shubert & Co. in 1988 and 33 years later, Bill states that by the grace of innumerable hardworking fellow appraisers and great clients, he now plans to smell the roses. His heartfelt thanks goes out to each and everyone.

## PRELIMINARY FALL 2021 EDUCATION SCHEDULE

### VIRTUAL CLASSES:

September 14<sup>th</sup>

#### 7 HOUR USPAP UPDATE

Time: 9am – 5pm Cost: A.I. Price - \$175 / Full Price - \$195

Via Zoom

December 6<sup>th</sup>

#### 7 HOUR USPAP UPDATE

Time: 9am – 5pm Cost: A.I. Price - \$175 / Full Price - \$195

Via Zoom

December 8<sup>TH</sup>

#### BUSINESS PRACTICES & ETHICS

Time: 9am – 4pm Cost: A.I. Price - \$175 / Full Price - \$195

Via Zoom

The Metropolitan New York Chapter would like to thank Metropolitan Valuation Services for their continued support as the Chapter's 2021 Education Sponsor.



The Metropolitan New York Chapter would like to thank Cushman & Wakefield, Inc. for their continued support as the Chapter's 2021 Seminar Sponsor.



## IN-PERSON CLASSES:

October 13, 15, 20 & 22 (9AM – 5PM)

### GENERAL APPRAISER INCOME APPROACH PART I

Location: Association of the Bar of the City of NY, 42 W. 44th St., NY

Cost: A.I. Price - \$595 / Full Price - \$625

Please e-mail the chapter at [metronyai@aol.com](mailto:metronyai@aol.com) to let us know if you are interested in taking this in-person class. Registration will open soon.

November 3, 5, 10, 12 (9am – 5pm)

### GENERAL APPRAISER INCOME APPROACH PART II

Location: Association of the Bar of the City of NY, 42 W. 44th St., NY

Cost: A.I. Price - \$595 / Full Price - \$625

Please e-mail the chapter at [metronyai@aol.com](mailto:metronyai@aol.com) to let us know if you are interested in taking this in-person class. Registration will open soon.

Seminars for the Fall will be posted to our website shortly at [www.aimetrony.com](http://www.aimetrony.com)

## ONLINE EDUCATION

Learn at your own pace anytime, anywhere. Top-notch Appraisal Institute courses and seminars come straight to your desktop with online education! Learn from any computer anywhere, whenever you have time. It's easy, convenient and a great way to get the education you want. [Check out the current course listing now!](#)





**The Region IV, 3rd Qtr. Meeting will be held in-person in Orlando, FL on August 8th, followed by the Appraisal Institute Annual Conference, August 9 – 12. Registration is still open.**

Attendees of the 2021 Appraisal Institute Annual Conference, with its theme of “Rising to the Challenge,” will have the opportunity to reconnect safely with colleagues, experience informative speakers and first-rate educational sessions, and so much more. Don’t miss the premier event where real estate valuation professionals gather for top-notch learning and networking.

AI is currently submitting for CE approval to all states. Please note, however, that not all states will approve the conference state credit hours. We hope to begin receiving approvals by early June, so please check back. We are submitting for a total of 10 hours.

**REGISTER EARLY AND SAVE! ONSITE RATES ARE \$175 MORE THAN EARLY BIRD RATES!**

**Click Here to Register:**

**<https://www.appraisalinstitute.org/about/registration/>**



**Leadership Development and Advisory Council Meetings (LDAC) will be held September 27 – 29** in Washington, DC at the Washington Marriott at Metro Center. Emily Ferreira of Marshall & Stevens, has been chosen to attend on behalf of the Metro New York Chapter. LDAC establishes an “appraiser presence” in Congress. Organized into Congressional Teams, LDAC participants lobby Capitol Hill and demonstrate that the Appraisal Institute is made up of professionals who recognize the importance of being actively involved in the political process. Visit the Appraisal Institute Government Affairs page.



#### **45-Day Notice of Proposed Amendments to Appraisal Institute Bylaws and Regulation Nos. 1-4**

At its August 12-13, 2021 meeting, the Appraisal Institute Board of Directors will consider proposed amendments to Appraisal Institute Bylaws and Regulation Nos. 1, 2, 3 and 4 concerning Audit Committee Powers and Duties, Candidate for Designation Program and Life Status and Designated Member Readmission. The proposed amendments are expected to have minimal financial impact.

If you have any comments on the proposed changes, please contact your elected Directors and/or send your comments via email to [45daynotice@appraisalinstitute.org](mailto:45daynotice@appraisalinstitute.org). Comments sent to this email address on or before August 2, 2021 will be compiled for distribution to the Board of Directors and the Admissions and Designation Qualifications Committee prior to the Board meeting.

**[Click here](#) to view the 45-Day Notice document.**

# THANK YOU TO OUR 2021 CHAPTER SPONSORS:

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## Seminar Sponsor



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**Robert G. Von Ancken, MAI, SRA**

**Rosin-Weinberg & Associates**

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