

NRAAO / MAAO Educational Conference Instructor Bio's

Monday Afternoon May 15, 2023

Emerging Trends in the Senior Living Industry

Chris Kerin, MAI, CCIM

Chris has over thirty years of experience advising leading state, national and international clients. He is a founding partner of Municipal Valuation Services and Kerin & Fazio Valuation Group, both headquartered in Fairfield, Connecticut. Chris is a member of the Appraisal Institute and CCIM Institute. He has consulted on more than \$100 billion in real estate and has served as a course instructor for the NRAAO, CAAO, Yale University, Connecticut Bar Association, and the University of Connecticut. He has testified as a real estate expert witness in more than 100 court cases. A graduate of the University of Connecticut with a degree in finance and concentration in real estate, Chris' post-graduate work includes extensive study in real estate valuation and ad valorem taxation.

Value Considerations in the Cannabis Industry

James "Ted" Bibart

James "Ted" Bibart is of-counsel at the law firm of Gordon Bibart, LLC. Mr. Bibart joined the firm to combine his regulatory, public policy, government relations, and intellectual property practice with the firm's existing corporate, business, and federal income tax practices. The focus of Mr. Bibart's practice is to assist the private and public sector in integrating emergent technologies into existing and developing regulatory environments. The intersection of emerging technologies with complex regulatory and business matters creates the need for sophisticated legal planning. The interdisciplinary approach adopted by Gordon Bibart allows it to advise clients on such complex matters at hourly rates considerably below the those charged by larger law firms.

Mr. Bibart began his legal practice at Benesch Friedlander Coplan & Aronoff, LLP in its Public Law/Government Relations and Innovations, Information Technology & Intellectual Property (3iP) Practice Groups. Mr. Bibart helped form the Regulated Industries Practice Group of Benesch, the initial focus of which was on state regulatory programs governing the commercial cannabis industry.

In recognition of his early involvement in the Ohio Medical Marijuana Control Program, Mr. Bibart was named by the Ohio Speaker of the House to the fourteen-member Ohio Medical Marijuana Advisory Committee, which advises the Department of Commerce, State Board of Pharmacy, and the State Medical Board regarding the Medical Marijuana Control Program and the implementation and enforcement of the related Ohio Revised and Administrative Codes. Mr. Bibart continues to be an advocate of sensible cannabis policy at both the federal, state, and local levels and is involved in policy discussions regarding such topics across the country.

EDUCATION

Capital University Law School, J.D.
cum laude, Capital University Law Review

The Ohio State University, B.A. History

Tuesday May 16, 2023, Continued...

Residential Ground Rents

Anne Birmingham

Anne is currently a certified General real estate appraiser and has been licensed since 1991. 1991-1990 independent fee appraiser primarily serving the Baltimore metro area and Maryland's upper eastern shore.

1999-2017 Began a career as a residential Tax assessor with the State of Maryland Department of Assessments and Taxation. Promoted to a commercial Tax assessor in 2001 and provided commercial assessments to Anne Arundel and Prince Georges Counties. Promoted to Commercial assessor Manager in 2013 and served as the commercial real property assessor manager in Prince Georges County until 2017.

2017-2023 served as the staff appraiser for the Maryland Department of Housing and Community Development providing appraisals for disposition purposes due to foreclosure. In this position, I traveled throughout the state focusing on Western Maryland, the Lower Eastern Shore of Maryland and Baltimore City. It is noted that approximately 60% of the appraisals I performed were in Baltimore City.

Analyzing Income Statements

Edye McCarthy, IAO

Edye McCarthy is the Assessor for the Town of Greenburgh, Westchester County, New York. The Town is comprised of 6 Villages, 10 school districts, and 9 Fire Districts. She is responsible for approximately 30,000 parcels She has been the Assessor in the Town for over 16 years, and prior to that, she was the Assessor in the City of White Plains, and the City of Rye, to total 34 years in public service. She is past president of the New York State Assessor's State Association, along with past president of her County Association in Westchester. She has a master's degree in Real Estate from New York University, and currently teaches appraisal and assessment courses around the state of New York for other Appraisers and Assessors. Edye also just recently obtained her virtual and in person certification to teach for IAAO.

Tuesday May 16, 2023, Continued...

How to be an Effective Expert Witness in Court

Jeffrey Comen, Assistant Attorney General, Principal Counsel to SDAT

EDUCATION:

The University of Baltimore School of Law, Baltimore, Maryland. Juris Doctor Degree: May 1987. Rank in Class: Top 21%.

The Johns Hopkins University, Baltimore, Maryland. Bachelor of Arts Degree in Political Science: May 1984. G.P.A: 3.26/4.00.

WORK EXPERIENCE:

Office of the Attorney General, Baltimore, Maryland. Senior Assistant Attorney General: Represent a major, independent state agency, the Maryland Department of Assessments and Taxation, in all facets, including litigating high-dollar property valuation and exemption cases before the Maryland Tax Court and throughout the court system; coordinate every stage of SDAT's regulation efforts, from regulation initiative to publication in COMAR; use teaching skills to constantly train hundreds of assessors throughout the state on all aspects of trial preparation and testimony; provide daily advice to SDAT in connection with property tax appraisals, exemptions, credits, transfer taxes, account records, charter filings, etc. (April 1992 - present).

Real Property Vs Personal Property – Differences and Examples.

Gary Duffy Area Supervisor SDAT Retired.

Gary Duffy has a Bachelor of Science degree Towson State University and started his career as an Assessor 1, personal property in 1988 with the State of Maryland Department of Assessments and Taxation. He became an Assessor Supervisor in 1992 and was promoted to Assistant Supervisor – Personal Property in 1999. In 2008 He was appointed Supervisor of Assessments Cecil County and became Area Supervisor in 2018.

Wednesday, May 17, 2023

7 Hour 2022-2023 National USPAP Update Course

Leslie G. Pruitt AQB Certified USPAP Instructor, Certified General Appraiser

1990 – Present Maryland Department of Assessments and Taxation

Supervisor of Assessments, Somerset County, 33 years of professional appraisal experience estimating the value of real Property in Somerset, St. Mary's, Calvert, and Charles Counties.

Utilize all three approaches to value using various Computer Assisted Mass Appraisal Software. AAVS Power user. Set and defend value for advalorem tax administration. Appeared and testified as an expert witness before the Maryland Property Tax Appeal Board and Maryland Tax Court.

2000 – Present Instructor

Instruct 150 classroom hours designed to meet the education requirements for Licensed Real Estate Appraiser in Maryland and Delaware.

Nationally certified by the Appraisal Foundation's Appraiser Qualifications Board as a Uniform Standards of Professional Practice (USPAP) Instructor.

Wednesday, May 17, 2023, Continued...

Soil Classifications and a Tutorial on Soil Survey Interactive website

Ann M. Rossi-Gill, CPSS Resource Soil Scientist

Natural Resources Conservation Service US Department of Agriculture

EDUCATION

- 2014 Ph.D., Soil and Watershed Sciences (Environmental Sciences and Technology)
University of Maryland, College Park, MD
Dissertation: Pedogenesis and Hydromorphology of Soils in Mid-Atlantic Barrier Island Landscapes
- 2009 M.S., Soil and Water Sciences University of California-Riverside, Riverside, CA
Thesis: Soil Development and Clast Weathering on a Moraine Chronosequence, Eastern Sierra Nevada, California
- 2006 B.S., Agronomy
Iowa State University, Ames, IA

PROFESSIONAL EXPERIENCE

- 2018-present Resource Soil Scientist
US Department of Agriculture – Natural Resources Conservation Service, Easton, MD
- Conduct Wetland Compliance and Highly Erodible Land Determinations for Food Security Act
 - Provide technical soils assistance to landowners
 - Work with private landowners and USDA partners to implement conservation practices
- 2017-2018 Physical Scientist
US Environmental Protection Agency, Office of Wetlands, Oceans, and Watersheds, Washington DC
- Support wetland monitoring and assessment activities related to federal, state, and tribal wetland programs, including the National Wetland Condition Assessment (NWCA)
 - Provide technical support in areas pertaining to hydric soils
 - Represent EPA on the National Technical Committee for Hydric Soils
- 2014-2017 Research Fellow, ORISE Research Participation Program
US Environmental Protection Agency, Washington DC
- Provide technical, analytical, and programmatic support to the National Wetland Condition Assessment and to state and tribal wetland monitoring programs
- 2014-2009 Graduate Student Research Assistant
University of Maryland, Department of Environmental Science and Technology,
College Park, MD
- 2009 Soil Scientist (Student Temporary Employee Program)
US Department of Agriculture-Natural Resources Conservation Service, Soda Springs, ID
- 2006-2009 Graduate Student Research Assistant, University of California Riverside, Department of Environmental Sciences, Riverside, CA,

Wednesday, May 17, 2023, Continued...

The 2023 Redevelopment Process

Glenn Irwin, Executive Director of the Ocean City Development Corporation (OCDC)

Mr. Irwin has worked for the OCDC since June 2000. The OCDC is a nonprofit organization charged with revitalizing downtown Ocean City.

Prior moving to Ocean City, Mr. Irwin worked in South Florida. For 18 years he worked in various positions regarding downtown redevelopment, affordable housing, and urban planning.

Mr. Irwin has a bachelor's degree in Economics from Rowan University (N.J.) and a Master's Degree in Public Administration from Florida Atlantic University. He is a member of the American Planning Association and a certified planner.