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PUBLIC PROTECTION CABINET

Kentucky Board of Auctioneers

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DIRECTOR

Kentucky Board of Auctioneers Meeting Minutes

July 08, 2026

9:30 a.m. ET/ 8:30 a.m. CT

A meeting of the Kentucky Board of Auctioneers was held on July 08, 2026, at the Mayo-Underwood Building, Frankfort, KY 40601, Room 247CE and by videoconference via MS Teams.

Members Present

Member John Kessler
Member Ronald Kirby
Member Russell Mills
Member Kenneth Lewis
Member Rick Adams

Staff Present

Tracy Carroll, Director
Gerald Florence, Deputy Director
Lilly Coiner, General Counsel
Danielle Haddad, Staff Attorney III
Seth Branson, Procedures Development Specialist II
Randy Kloss, Investigator
Rachel Couch, Paralegal
Scott Pieratt, Administrative Coordinator
Lauren Glass, Contract Administrative Specialist
Anna Thornton, TKIP Intern

Guests

Joseph R. Gribbins

Call to Order

Member Kirby called the meeting of the Kentucky Board of Auctioneers to order at 9:30 a.m. ET/8:30 a.m. CT.

Oath of Office

Kentucky Real Estate Paralegal Rachel Couch swore in the newly appointed Board Members, Kenneth Lewis and Rick Adams to each fill a three (3) year term.

Selection of Kentucky Board of Auctioneers Chairperson

Member Kirby motioned for Member Kessler to become Chairperson of the Board. Member Lewis seconded the motion. Having all in favor, the motion carried. Chairman Kessler thanked the members for selecting him as Chair and gave a speech about his passion for the auctioneering industry, his family history with the Board, and his goals for his term.

Selection of Kentucky Board of Auctioneers Vice Chairperson

Member Kirby nominated Member Russell Mills as Vice Chairperson of the Board. Member Lewis seconded the motion. Having all in favor, the motion carried.

Approval of Minutes

Member Mills moved to approve June 10, 2026, CRC Meeting Minutes as presented. Member Lewis seconded the motion. Having all in favor, the motion carried.

Member Mills moved to approve June 10, 2026, Main Meeting Minutes as presented. Member Adams seconded the motion. Having all in favor, the motion carried.

Division of Real Property Boards Update

Director Tracy Carroll thanked everyone for attending the Board Meeting and welcomed the newly appointed Board Members to the Kentucky Board of Auctioneers. Director Carroll thanked Member Kessler for assuming the role of Chairperson on the Board. Director Carroll discussed ordering plaques of appreciation for departing Board Members to honor their service and inquired if the Board would like to do that again. Member Kirby moved to do so and recommended that the service plaques be formally presented in recognition of the recipients' contributions during an upcoming Board Meeting or Kentucky Auctioneers Association Conference. Member Mills seconded the motion. Having all in favor, the motion carried.

Deputy Director Gerald Florence stated this was the smoothest education and renewal cycle during his time supporting the Board. Member Mills requested that contact information for board members and staff be made available for the Board. Mr. Florence informed the Board that he would work with Board Administrator Scott Pieratt to obtain the requested information. Gerald requested that he be the point person for all Board requests.

Financial Report

Deputy Executive Director Gerald Florence stated with July 1st being the end of the Fiscal Year, a financial update will come at the next Board Meeting on August 12, 2026.

Legal Update

Staff Attorney III Danielle Haddad thanked everyone for attending the meeting. Danielle said it had been a very busy month for KBOA staff addressing concerns from licensees and the public. She stated a regulation update would be given later in the meeting.

Licensure Report

Administrative Coordinator Scott Pieratt reported that seven (7) people took the Auctioneers examination. Four (4) applicants passed and three (3) failed.

Complaint Committee Report

The Complaint Review Committee (CRC) did not meet this month.

Closed Session

At 9:52 a.m. ET/8:52 a.m. CT, Member Kirby made a motion to enter closed session pursuant to KRS 61.815 and KRS 61.810(1)(c) and (j), with board staff and counsel, to discuss proposed or pending litigation and deliberate on individual adjudications listed in the agenda. Member Lewis seconded the motion. Having all in favor, the motion carried.

Reconvene in Open Session

At 10:03 a.m. ET/9:03 a.m. CT, Member Kirby made a motion to reconvene in open session. Member Lewis seconded the motion. Having all in favor, the motion carried.

Motions from Closed Session

In Re: T.M. – Member Kirby moved to approve the applicant's licensure application, contingent upon the applicant being placed on a six (6) month probationary period commencing upon the issuance of the license. At the end of the six-month probationary period, the applicant must provide an updated criminal background check to be reviewed by the Board. Member Mills seconded the motion. With all in favor the motion carried.

New Business and Action Items

1. Auction House Operator Licensure – BIDBOM LLC – Member Mills made a motion for Board Counsel to respond to e-mail request and provide applicable statutes and regulations. Member Kirby seconded the motion. Having all in favor motion carried.
2. Department of Professional Licensing Update – Deputy Director Gerald Florence reported that DPL sent out Education Renewal notifications and License Renewal notifications in a timely manner between 2/1/2026 and 6/30/2026.
3. Kentucky Auctioneers Association Invoicing – Deputy Director Gerald Florence reported invoices are getting processed and paid to KAA.
4. In-Person KBOA Board Meetings – Chairman Kessler discussed the holding an in-person Board Meeting in October.
5. Quarterly Newsletter – Chairman Kessler discussed the potential for a quarterly newsletter issued by the KBOA containing complaint rulings, calendar reminders, and tech tips. Deputy Director Gerald Florence stated he would discuss the matter with the Cabinet and determine the feasibility and process.
6. Complaint and Grievance Docket – Chairman Kessler requested a Complaint and Grievance Docket for all Board Members.

Regulation Review

Board Counsel discussed the biennial licensing renewal cycle being incorporated into the draft Administrative Regulations. Board members and legal counsel then engaged in a discussion regarding the start date of the biennial licensing renewal cycle. Following

deliberation, it was agreed that further discussion and evaluation would continue to determine an appropriate implementation date. Ms. Haddad stated that the draft forms have been submitted for formatting into Americans with Disabilities Act (ADA) compliance.

Public Comments

Mr. Joe Gribbins introduced himself to the new Board members and inquired about the status of efforts to bring the revised Study Guide into compliance with the Americans with Disabilities Act (ADA). Staff responded that revisions are currently underway to ensure the document meets applicable ADA accessibility standards.

Mr. Gribbins informed the Board that the 2027 Kentucky Auctioneer Association conference will be held at the Galt House in Louisville, KY on January 21-24, 2027.

Approval Per Diem

Member Kirby made a motion to approve the per-diem and travel expenses for the July 08, 2026, KBOA Main Meeting. Member Lewis seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Mills moved to adjourn the meeting. Member Adams seconded the motion. Having all in favor, the meeting adjourned at 10:41 a.m. ET/09:41 a.m. CT.

Next Board Meeting is Scheduled for August 12, 2026

Pursuant to KRS 324B.060, I, Tracy Carroll,
Director for the Kentucky Division of Real Property Boards
Kentucky Board of Auctioneers,
have reviewed and Approved the expenditures for the meeting of the
Kentucky Board of Auctioneers (the Board) held on
July 08, 2026. This Approval is based upon my review of the
expenditures as described in the minutes and in greater detail as on file
with the KREA. I did not review, nor did I participate in discussions,
deliberations, or decisions regarding the actions taken by the
Commission at this meeting related to individual disciplinary matters,
investigations, or applicant reviews.
The Commission approved the minutes of this meeting at its meeting
held on August 12, 2026.

Signature Tracy Carroll

Today's Date: 8/13/26