



**Andy Beshear**  
GOVERNOR

**Jacqueline Coleman**  
LIEUTENANT GOVERNOR

## PUBLIC PROTECTION CABINET

### Kentucky Board of Auctioneers

500 Mero Street, 2NE09  
Frankfort, Kentucky 40601  
Phone: (502) 782-0722

**DJ Wasson**  
SECRETARY

**Brian Raley**  
DEPUTY SECRETARY

**Tracy Carroll**  
DIRECTOR

### Kentucky Board of Auctioneers Meeting Minutes

**May 13, 2026**

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

A meeting of the Kentucky Board of Auctioneers was held on May 13, 2026, at the Mayo-Underwood Building, Frankfort, KY 40601, Room 247CE and by videoconference via MS Teams.

#### **Members Present**

Chairperson Gregory Johnson  
Member GeMonee Brown  
Member John Kessler  
Member Ronald Kirby  
Member Russell Mills

#### **Staff Present**

Tracy Carroll, Director  
Gerald Florence, Deputy Director  
Danielle Haddad, Staff Attorney III  
Seth Branson, Procedures Development Specialist II  
Randy Kloss, Investigator  
Rachel Couch, Paralegal  
Scott Pieratt, Administrative Coordinator

#### **Guests**

Joseph R. Gribbins

#### **Call to Order**

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

### **Approval of Minutes**

Member Kessler moved to approve April 08, 2026, meeting minutes as presented. Member Mills seconded the motion. Having all in favor, the motion carried.

### **Division of Real Property Boards Update**

Executive Director Tracy Carroll thanked everyone for attending the Board Meeting and informed the Board that General Counsel Patrick Riley has been promoted to Deputy General Counsel of the Public Protection Cabinet. She spoke of how busy the office has been with the staff attending various conferences and education and licensure renewals quickly approaching.

Deputy Executive Director Gerald Florence spoke about attending the recent ARELLO Conference and how it affects various Boards. He also introduced the newest employee, Lauren Glass, who has been brought in to help the KBOA during the renewal period.

### **Financial Report**

Deputy Executive Director Gerald Florence presented the budget total for the Board of Auctioneers as \$536,266.32 FY26 YTD as of May 1, 2026.

The total for the Board of Auctioneers Education and Recovery Fund was reported to be \$700,784.02 FY26 YTD as of May 1, 2026.

### **Legal Update**

Staff Attorney III Danielle Haddad thanked everyone for attending the meeting. Deputy General Counsel Riley joined the meeting and expressed what an honor it was to serve as General Counsel for the KBOA and that he will miss everyone. Board members expressed their appreciation for Mr. Riley's professionalism and the great job he has done for the past two years.

### **Licensure Report**

Administrative Coordinator Scott Pieratt reported that ten (9) people took the Auctioneers examination. Six (6) applicants passed and three (3) failed.

### **Complaint Committee Report**

Member Kirby presented the following recommendations to the full Board:

1. **Matter No. 26-003** – Recommend dismissal.
2. **Matter No. 26-005** – Recommend holding the Complaint in abeyance pending a

circuit court resolution.

3. **In Re: to L.J.** – Status Update Only.
4. **2025-KBOA-002 Agreed Order** – Recommend approval and execution of the Agreed Order as presented.

### **Closed Session**

Member Kessler 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 at 9:45 a.m. ET/8:45 a.m. CT. Member Kirby seconded the motion. Having all in favor, the motion carried.

### **Reconvene in Open Session**

Member Kessler made a motion to reconvene in open session at 9:54 a.m. ET/8:54 a.m. CT. Member Kirby seconded the motion. Having all in favor, the motion carried.

### **Motions from Closed Session**

1. **Matter No. 26-003** – Member Kirby moved to dismiss. Member Kessler seconded the motion. Having all in favor, the motion carried.
2. **Matter No. 26-005** – Member Kirby moved to hold the Complaint in abeyance pending a circuit court resolution. Member Kessler seconded the motion. Having all in favor, the motion carried.
3. **In Re: L.J.** – Status Update Only.
4. **2025-KBOA-002 Agreed Order** – Member Kirby moved to approve and execute the Agreed Order as presented. Member Kessler seconded the motion. Having all in favor, the motion carried.

### **Licensee Requests**

No Licensee Requests

### **New Business and Action Items**

#### **1. KCTC Auctioneer Exam Services Contract**

Staff Attorney III Danielle Haddad presented the KCTC Auctioneer Exam Services contract to the Board. If approved, the contract would be for an additional two-year period. Member Kessler inquired about how well the Board was working with KCTC. Deputy Director Florence stated that he had no knowledge of any problems with the contract and Board Administrator Pieratt agreed. Member Kirby asked about the terms of the contract and Ms. Haddad informed the Board that the original terms would remain during the renewal. Member Kessler moved to renew the KCTC Auctioneer Exam Services contract for an additional two-year term. Member Mills seconded the motion. Having all in favor Motion carried.

2. **RFP Continuing Education Consultant Contract:** Deputy Director Gerald Florence informed the Board that the RFP process was underway with a projected start date of August 1, 2026.
  - 1.
3. **KAA Request** – Member Kirby asked for an update on payment to the KAA following their approved funding request. Board Administrator Pieratt will confirm payment.
  - 2.
4. **National Auctioneers Association Conference** – Member Mills stated he plans to attend the NAA Conference this July. After brief discussion, it was determined that Member Mills would attend as the sole member representing the Board.

### **Regulation Review**

1. **Recertification Letters**
3. Member Kessler moved to submit recertification letters to the Legislative Research Commission for all three KBOA regulations expiring in September 2026. Chairman Johnson expressed his frustration and stated that staff needs to provide drafts of all proposed amended regulations at the June Board meeting for review. Member Kirby seconded the motion. Having all in favor, the motion carried.

### **Public Comments**

Joe Gribbins informed the Board that he created a Word version of the study guide to assist with ADA compliance requirements for the Board website. The Board thanked Mr. Gribbins for his continuous support and hard work.

### **Approval Per Diem**

Member Kessler made a motion to approve the per diem and travel expenses for the following:

1. May 13, 2026, CRC Meeting; and
2. May 13, 2026, KBOA Main Meeting.

Member Kirby seconded the motion. Having all in favor, the motion carried.

### **Meeting Adjournment**

Member Mills moved to adjourn the meeting at 10:16 a.m. ET/9:16 a.m. CT. Member Kessler seconded the motion. Having all in favor, the meeting adjourned.

**Next Board Meeting is Scheduled for June 10, 2026**

Pursuant to KRS 324B.060, I, Tracy Carroll,  
Executive 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  
May 13, 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 its meeting at its meeting held on  
May 13, 2026

Tracy Carroll

Today's Date: 5-13-2026