

Andy Beshear
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Lieutenant Governor



Ray A. Perry
Secretary

D.J. Wasson
Deputy Secretary

PUBLIC PROTECTION CABINET
Kentucky Division of Real Property Boards
Kentucky Board of Auctioneers
500 Mero Street, 2NE09
Frankfort, KY 40601
Phone: (502) 564-7600

Kentucky Board of Auctioneers
Meeting Minutes

April 08, 2026
9:30 a.m. ET
8:30 a.m. CT

A meeting of the Kentucky Board of Auctioneers was held on April 08, 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, Executive Director
Gerald Florence, Executive Deputy Director
Danielle Haddad, Attorney III
Seth Branson, Procedures Development Specialist II
Randy Kloss, Investigator
Tim Nehring, 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 March 11, 2025, meeting minutes as presented. Member Mills 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 introduced Jason Feddersen of the PPC and KREA Fiscal Manager Melissa Pittman as our guest speakers today. Executive Director Carroll said they would both be addressing procedures for submitting expenditures and a Biannual Budget Plan. She also announced that Joe Gribbins contract is fully executed by the Board.

Financial Report

Deputy Executive Director Gerald Florence presented the budget total for the Board of Auctioneers as \$591,128.79 FY26 YTD as of April 1, 2026.

The total for the Board of Auctioneers Education and Recovery Fund was reported to be \$700,554.47 FY26 YTD as of April 1, 2026.

Gerald Florence announced that a contract employee will be brought in to help the KBOA during the Education and License Renewal period.

Legal Update

Attorney III Danielle Haddad thanked everyone for attending the meeting. She reported that the Legislative Session was now over and then gave a brief update on the passing of House Bill HB.566. She went on to say the HB. 566 was enroute to the Governors Office for his signature. She asked to reserve further details about HB. 566 to be presented in closed session.

Licensure Report

Administrative Coordinator Scott Pieratt reported that ten (10) people took the Auctioneers examination. Seven (7) applicants passed and three (3) failed.



Complaint Committee Report

Member Kirby presented the following recommendations to the full Board:

1. **In re: 2025-KBOA-001 Combined Matters of DS.** Status Update Only.
2. **In re: 2025-KBOA-002 JV.** Status Update Only.
3. **Matter No. 26-002** Recommend Further Investigation.
4. **In Re: Cease-and Desist Letter to L.J.** Recommend Filling a Complaint by the Board.
5. **In Re: Cease-and Desist Letter to M.R.** Recommends No Further Action by the Board.

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 9:58 a.m. ET 8:58 a.m. CT. Member Kirby seconded the motion. Having all in favor, the motion carried.

Reconvene in Open Session

Member Kirby made a motion to reconvene in open session at 10:24 a.m. ET 9:24 a.m. CT. Member Kessler seconded the motion. Having all in favor, the motion carried.

Motions from Closed Session

1. **In re: 2025-KBOA-001 Combined Matters of DS.** Status Update Only.
2. **In re: 2025-KBOA-002 JV.** Status Update Only.
3. **Matter No. 26-002** Member Kessler motioned to Recommend Further Investigation, Member Mills second. Having all in favor, the motion carried.
4. **In Re: Cease-and Desist Letter to L.J.** Member Kessler motioned to Recommend Filling a Complaint by the Board, Member Brown second. Having all in favor, motion carried.
5. **In Re: Cease-and Desist Letter to M.R.** Status Update, no further action.

Licensee Requests

1. **In Re: S.M.** Member Mills recused himself. Member Kirby motioned to approve request contingent upon Applicant sitting for the Principal Examination and Affidavit of Applicant to be filed in DPL, Member Kessler second. Having all in favor, motion carried. Member Mills rejoined Meeting after the Board voted.
2. **In re: Licensee Request of M.G.–** Member Kirby motioned to approve reinstatement request, Member Kessler second. Having all in favor, motion carried.



New Business and Action Items

1. **New Study Guide-** Member Kessler motioned to approve Study Guide as presented and then Post on KBOA website, second by Member Kirby. Having all in favor motion carried.
2. **KAA Funding Request-** Member Kessler motioned to approve KAA funding request, second by Member Mills. Having all in favor motion carried.
3. **Finance Presentation-** Jason Fedderson and Melissa Pittman gave an overview of the budget process.
4. **Education Consultant Contract-** Member Mills motioned to begin RFP process for Education Consultant Contract up to \$5,000 dollars annually, second by Member Kessler. Having all in favor motion carried.
5. **Education Providers Marketing and Mailing List-** No actions taken by Board, citing Privacy Concerns.

Regulation Review

Differed until May 13, 2026.

Public Comments

None.

Approval Per Diem

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

1. April 08, 2026, CRC Meeting; and
2. April 08, 2026, KBOA Main Meeting.

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

Meeting Adjournment

Member Kirby moved to adjourn the meeting at 11:00 a.m. ET 10:00 a.m. CT. Member Brown seconded the Motion. Having all in favor, the meeting adjourned.

Next meeting will be held on May 13, 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
April 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 its meeting at its meeting held on
April 08, 2026.

Signature 

Today's Date: 5/13/210

