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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

July 09, 2025
9:30 a.m. ET

Kentucky Board of Auctioneers
Meeting Minutes

A meeting of the Kentucky Board of Auctioneers was held on July 09, 2025, at the Mayo- Underwood Building, 500 Mero Street, Frankfort, KY 40601, Conference Room 270SE, and by videoconference.

Members Present

Chairperson Danny Ford
Member Gregory Johnson
Member GeMonee Brown
Member Ronald Kirby
Member Bill Patrick

Staff Present

Tracy Carroll, Director
Gerald Florence, Deputy Director
Patrick Riley, General Counsel
Seth Branson, Procedures Development Specialist II
Dréa Helton, Paralegal
Randy Kloss, Investigator
Scott Pieratt, Administrative Coordinator
Calee Carroll, KREA Intern
Sahil Rachan, KREA Intern



Call to Order and Roll Call

Chairperson Ford called the meeting of the Kentucky Board of Auctioneers to order at 9:40 a.m. ET. Members Ford, Johnson, Brown, Patrick and Kirby were present, establishing a quorum.

Approval of Minutes

Member Johnson moved to approve the June 11, 2025, meeting minutes as presented. Member Patrick seconded the motion. Having all in favor, the motion carried.

Division of Real Property Boards Update

Director Tracy Carroll hoped everyone had a happy Independence Day. Director Carroll briefly talked about AI with regards to the challenges and opportunities that our industry faces in the future. Director Carroll then introduced our summer interns, Calee Carroll from Western Kentucky University and Sahil Rachan from the University of Kentucky. The two interns delivered a PowerPoint presentation on the use of Artificial Intelligence tools and how these coming changes will affect the industry. Chairperson Danny Ray Ford congratulated the two interns and recognized their hard work.

Deputy Executive Director Gerald Florence gave a staffing update on a New Interim position the Authority is looking to fill to alleviate peak periods between Boards. Deputy Executive Director Florence also congratulated the interns on their achievements during their tenure at the Agency. Deputy Executive Director also encouraged involvement in industry associations.

Financial Update

Deputy Director Gerald Florence presented the Budget total for the Board of Auctioneers as \$639,755.25 FY25 YTD on 06/02/2025.

The total for the Board of Auctioneers Education and Recovery Fund was reported to be \$667,779.85 FY25 YTD on 06/02/2025.

Division of Real Property Boards Legal Update

General Counsel Patrick Riley announced a new Staff Attorney III will be starting August 16, 2025, and he is anticipating the new hire will be a welcome addition to all the Boards under the Division of Real Property Boards. General Counsel Riley briefly discussed the differences between an Auction House Operator and an Auctioneers license and added this material (auction house operators, auctioneer licenses, and online licensure issues) for legal advisement during closed session. General Counsel Riley cautioned using AI or any other recording mechanism during closed session as it may waive privilege. General Counsel Riley also wished everyone had a happy Independence Day.

Licensure Report

Administrative Coordinator Scott Pieratt reported that six (21) persons took the Auctioneers examination. Of that total number of people taking the examination, thirteen (13) passed and eight (8) failed the examination.

Complaint Committee Report

Member Johnson presented the following recommendation to the full board:



1. **25-003, 25-004, 25-005, 25-006, and 25-008** – Recommend the Board assess the maximum fine of \$5,000; move the matters to an administrative hearing; and explore, implement, and coordinate with local, state, and federal law enforcement authorities to explore all legal remedies.

Closed Session

Member Johnson made a motion to enter closed session at 10:03 a.m. ET, 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 as listed in the agenda, and the administrative addition of auction house operators, auctioneer licenses, and online licensure issues. The motion was seconded by Member Patrick. Having all in favor, the motion carried.

Reconvene in Open Session

Member Kirby made a motion to reconvene in open session, seconded by Member Johnson at 10:19 a.m. ET. Having all in favor, the motion passed.

Motions from Closed Session

Member Johnson motioned on the following combined matters upon reconvening in open session:

1. **Matter No. 25-006** – assess the maximum fine of \$5,000; move the matters to an administrative hearing; and explore, implement, and coordinate with local, state, and federal law enforcement authorities to explore all legal remedies.
2. No action was taken for **Matter Nos. 25-003, 25-004, 25-005, and 25-008**.

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

New Business

Member Kirby advised that Mr. Gibbons was still working on the education modules for the Board.

Approval Per Diem

1. Member Kirby made a motion to approve the per diem and travel expenses for the July 09, 2025 CRC Meeting. Member Patrick seconded the motion. Having all in favor, the motion carried.
2. Member Kirby made a motion to approve the per diem and travel expenses for the July 09, 2025 KBOA Meeting. Member Patrick seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Johnson moved to adjourn the meeting at 10:23 a.m. ET. Member Brown second the motion. Having all in favor, the meeting adjourned.



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
July 09, 2025. 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,
July 09, 2025



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