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PUBLIC PROTECTION CABINET

Kentucky Board of Auctioneers

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DIRECTOR

Kentucky Board of Auctioneers Meeting Minutes

September 9, 2026

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

A meeting of the Kentucky Board of Auctioneers was held on September 9, 2026, at the Mayo-Underwood Building, Frankfort, KY 40601, Conference Room 247CE, and by videoconference via MS Teams.

Members Present

Chairman 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
Rachel Couch, Paralegal
Scott Pieratt, Administrative Coordinator
Randy Kloss, Investigator

Guests

Joseph R. Gribbins

Call to Order

Vice Chair Russell Mills called the meeting of the Kentucky Board of Auctioneers to order at 9:36 a.m. ET /8:36 a.m. CT. Chairman Kessler was able to join the meeting just after Vice Chair Mills called the meeting to order, and Chairman Kessler then completed the roll call.

Approval of Minutes

Member Mills moved to approve the August 12, 2026, 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 hoped everyone had a good Labor Day holiday. She wished Chairman Kessler and his son safe travels on their way home from an auctioneer's competition in Oklahoma.

Deputy Director Gerald Florence announced that the mandatory posting of the yearly financials for the Education and Recovery Fund and the Kentucky Board of Auctioneers fund will be posted on the web site this month.

Financial Report

Deputy Director Gerald informed the board the financial report was provided in the board packet for review. He stated that the budget total for KBOA was \$708,733.18 and the total of the KBOA Education and Recovery Fund was \$698,645.01.

Legal Update

General Counsel Lilly Coiner noted that it had been a busy month for KBOA staff and discussed the drafting work done in the RFP committee meeting regarding the Board's intent to procure an education consultant. Lilly Coiner further stated that she and Staff Attorney Danielle Haddad had finalized that work and sent the draft RFP to the Board to review. Deputy Director Gerald Florence mentioned there might be an administrative change to the point of contact, which was currently Melissa Pittman. Member Kirby motioned to approve the RFP and Member Lewis seconded the motion. Having all in favor, the motion carried.

General Counsel Lilly Coiner said a scoring committee for the RFP candidates must be formed with three Board Members. Chairman Kessler nominated Members Mills, Lewis, and Adams to form the RFP scoring committee. Member Kirby motioned to approve the RFP scoring committee formation and Member Mills seconded the motion. Having all in favor, the motion carried.

Licensure Report

Administrative Coordinator Scott Pieratt reported that 19 took the exam in August. 13 passed and 6 failed.

Complaint Committee Report

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

Closed Session

At 9:45 a.m. ET /8:45 a.m. CT. Member Mills 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. The motion was seconded by Member Adams. Having all in favor, the motion carried.

Reconvene in Open Session

At 9:55 a.m. ET / 8:55 a.m. CT. Member Kirby made a motion to reconvene in open session. Member Mills seconded the motion. Having all in favor, the motion carried.

Motions from Closed Session

1. Agreed Order 24-009 – Member Adams motioned to amend the Agreed Order. Member Kirby seconded the motion. Having all in favor, the motion carried.
2. Agreed Orders 24-010 and Agreed Order 25-015 – Member Adams motioned to finalize the Agreed Orders. Member Kirby seconded the motion. Having all in favor, motion carried.

New Business and Action Items

1. Chairman Kessler requested all board members attend the October 14th Board Meeting in person in Frankfort and that he would present appreciation plaques to former board members Gregory Johnson and GeMonee Brown at that time.
2. Chairman Kessler stated the 2027 KAA Convention Costs will be discussed at next Board Meeting.

Regulation Review

General Counsel Lilly Coiner spoke about the license portability provision in the Servicemembers Civil Relief Act (SCRA) that allows servicemembers and their spouses to have their professional licenses and certificates recognized in different jurisdictions when they relocate due to military orders.

Following a question from Chairman Kessler, General Counsel Lilly Coiner led a discussion regarding auctioneer requirements in 201 KAR 11:121 Section 1. Member Mills motioned to have Joe Gribbins add two educational slides to the CORE course discussing 201 KAR 11:121 Section 1 (i) and (j). Member Lewis seconded the motion. Having all in favor, the motion carried.

General Counsel Lilly Coiner stated that the KBOA regulations have been recertified and that the LRC would update the website to reflect that as it currently shows an expiration date of September 2026. She also requested the board members consider whether they wanted to hold a regulation

review meeting or retreat possibly in November or December. All board members were receptive to the idea.

Public Comments

Joe Gribbins mentioned how the kentucky.gov Billwatch website allows anyone interested in upcoming legislation to be automatically notified during the Kentucky Legislative Session.

Approval Per Diem

Member Mills made a motion to approve the per diem and travel expenses for the September 9, 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. Member Lewis seconded the motion. Having all in favor, the meeting adjourned at 10:14 a.m. ET / 9:14 a.m. CT.

Next meeting will be held

October 14, 2026, 9:30 a.m. ET / 8:30 a.m. CT