



Andy Beshear  
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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

**Kentucky Board of Auctioneers**  
**Board Meeting Minutes**

**November 12, 2025**  
**9:30 a.m. ET**

A meeting of the Kentucky Board of Auctioneers was held on November 12, 2025, 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  
Patrick Riley, General Counsel  
Danielle Haddad, Staff Attorney III  
Seth Branson, Procedures Development Specialist II  
Randy Kloss, Investigator  
Tim Nehring, Investigator  
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.

### **Oath of Office**

General Counsel Patrick Riley swore in newly appointed board members Russell Mills and John Kessler to fill two (3) year appointments.

### **Selection of Kentucky Board of Auctioneers Chairperson**

Member Kirby motioned for Member Gregory Johnson to become Chairperson of the Board. Member Mills seconded the Motion. Having all in favor, the motion carried. Member Kessler motioned to cease nomination for Chairperson and allow Member Johnson to win by acclamation. Member Kirby seconded the motion. Having all in favor, the motion carried.

### **Selection of Kentucky Board of Auctioneers Vice Chairperson**

Member Kessler nominated Member Russell Mills as Vice Chairperson of the Board. Member Kirby seconded the motion. Having all in favor the motion carried. Member Kessler motioned to cease nomination for Vice Chairperson and allow Member Mills to win by acclamation. Member Brown seconded the motion. Having all in favor, the motion carried.

### **Appointment of Complaint Review Committee Members**

Chairperson Johnson appointed Members Kirby and Kessler to serve on the Complaint Review Committee.

### **Approval of Minutes**

Member Kirby moved to approve the October 8, 2025, meeting minutes as presented. Member Kessler 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 spoke in appreciation of retiring Members Danny Ford and Bill Patrick for their dedication and service to the KBOA. She spoke of the ability to provide plaques of appreciation to immediate past board members. Deputy Director Gerald Florence provided a staffing update and introduced all present staff to the current Board. Chairperson Johnson complimented the quality of board staff.

### **Financial Report**

Deputy Director Gerald Florence presented the budget total for the Board of Auctioneers as \$634,505.58 FY26 YTD as of November 3, 2025.



The total for the Board of Auctioneers Education and Recovery Fund was reported to be \$702,787.83 FY26 YTD as of November 3, 2025.

### **Legal Update**

General Counsel Patrick Riley thanked all the veterans for their service and hoped they had a wonderful Veterans Day. He welcomed new board members Russell Mills and John Kessler to the KBOA. Mr. Riley expanded on the roles of Legal staff and advised the Board that regulation review would begin this meeting and will continue for the next three (3) months.

### **Licensure Report**

Administrative Coordinator Scott Pieratt reported six (6) persons took the Auctioneers examination. Three (3) applicants passed and three (3) failed.

### **Complaint Committee Report**

Member Kirby presented the following recommendation to the full board:

1. **Matter No. 24-005** – Recommend dismissal and send a letter to Respondent encouraging him to obtain Auction House Operator licensure.
2. **Matter No. 25-014** – Recommend further investigation.
3. **Matter No. 25-015** – Recommend further investigation.

**Licensee Requests:** None.

### **Continuing Education Provider Requests**

RocketCert, LLC – Education Provider Application and Course Overview was recommended for approval.

### **Closed Session**

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 at 9:52 a.m. ET. Member Brown seconded the motion. Having all in favor, the motion carried.

### **Reconvene in Open Session**

Member Kirby made a motion to come back to open session at 10:05 a.m. ET. Member Brown seconded the motion. Having all in favor, the motion carried.

### **Motions from Closed Session**

1. **Matter No. 24-005** – Member Kirby moved to dismiss and send a letter to Respondent encouraging him to obtain Auction House Operator licensure. Member Kessler seconded



the motion. Having all in favor, the motion carried.

2. **Matter No. 25-014** – Member Kirby moved send the complaint for further investigation. Member Kessler seconded the motion. Having all in favor, the motion carried.
3. **Matter No. 25-015** – Member Kirby moved to send the complaint for further investigation. Member Kessler seconded the motion. Having all in favor, the motion carried.
4. Member Kirby moved to approve RocketCert, LLC as an education provider and their course materials. Member Mills seconded the motion. Having all in favor, the motion carried.

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

1. Joe Gribbins provided an update to the CORE course and presentation materials. Member Kirby moved to continue discussion of the CORE course at the December board meeting. Member Kessler seconded the motion. Having all in favor, the motion carried.
2. Director Carroll informed the board on the availability of an Instructor Training course.
3. Chairperson Johnson inquired on the ability to hire an employee to answer questions that arise during a course. General Counsel Riley will provide an update at the December board meeting.
4. Member Kirby made a motion to allow ten (10) persons to attend the 2026 Kentucky Auctioneers Association Convention in Bowling Green. Member Brown seconded the motion. Having all in favor, the motion carried.
5. Member Kessler made a motion to approve the 2026 Board Meeting Dates as presented. Member Mills seconded the motion. Having all in favor, the motion carried.
6. Member Kessler made a motion to recognize outgoing board members with a plaque at the Kentucky Auctioneers Association Convention in January. Member Mills seconded the motion. Having all in favor, the motion carried.

### **Recess**

Member Mills made a motion to recess at 10:40 a.m. ET. Member Kessler seconded the motion. Having all in favor, the motion carried, and the meeting was in recess.

### **Reconvene**

Member Kessler made a motion to reconvene at 10:50 a.m. ET. Member Brown seconded the motion. Having all in favor, the motion carried, and the meeting reconvened.

### **Regulation Review**

Regulation review began of the three Auctioneer regulations – 831 KAR 1:010, 020, and 030. There was discussion about updating licensing periods, fees, standards of conduct, emergency hearings, registration of escrow accounts, and education requirements. Drafts of new language will be provided by board counsel at the December meeting.



**Approval Per Diem**

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

1. The November 12, 2025, CRC Meeting; and
2. The November 12, 2025, KBOA Main Meeting.

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

**Meeting Adjournment**

Member Kessler moved to adjourn the meeting at 11:30 a.m. ET. Member Mills seconded the motion. Having all in favor, the meeting adjourned.

**Next meeting will be held on December 10, 2025**



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  
November 12, 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

November 12, 2025

Signature 

Today's Date: 12/15/25

