



**Andy Beshear**  
GOVERNOR

**Jacqueline Coleman**  
LIEUTENANT GOVERNOR

## **PUBLIC PROTECTION CABINET**

**Kentucky Real Estate Authority**  
**Kentucky Real Estate Commission**  
500 Mero Street, 2NE09  
Frankfort, Kentucky 40601  
Phone: (502) 564-7760

**DJ Wasson**  
SECRETARY

**Brian Raley**  
DEPUTY SECRETARY

**Tracy Carroll**  
EXECUTIVE DIRECTOR

## **KENTUCKY REAL ESTATE COMMISSION MAIN MEETING**

### **MEETING MINUTES**

**August 20, 2026**

**9:00 a.m. ET / 8:00 a.m. CT**

**Mayo-Underwood Building**

**500 Mero Street**

**Frankfort, Kentucky 40601**

**Hearing Room 229NE**

**\*This meeting occurred via Microsoft Teams Meeting video teleconference, pursuant to KRS 61.826\***

A meeting of the Kentucky Real Estate Commission ("KREC" or "Commission") was held on August 20, 2026, at the Mayo-Underwood Building, Frankfort, KY 40601, Conference Room 229NE, and by videoconference via MS Teams.

### **Commissioners Present**

Commissioner Anthony Sickles  
Commissioner Lonnie Gann  
Commissioner Anne West Butler

Commissioner Richard Rogers  
Commissioner Matt Coomer  
Commissioner Ken Sagan

### **KREA Staff**

Tracy Carroll, Executive Director  
Gerald Florence, Deputy Executive Director  
Libby Johnson, Board Coordinator  
Danielle Haddad, Staff Attorney III  
Lilly Coiner, General Counsel  
Rachel Couch, Paralegal

Angie Reynolds, Administrative Specialist  
Seth Branson, Procedures Development  
Specialist II  
Tim Nehring, Investigator  
Randy Kloss, Investigator

### **Call to Order and Guest Welcome**

The Kentucky Real Estate Commission meeting was called to order by Commissioner Sickles at 9:02 a.m. ET / 8:02 a.m. CT. Roll call was taken, and a quorum was present. Guests were welcomed and an introduction to Commissioners was made.

### **Oath of Office**

Paralegal Rachel Couch swore in newly appointed Commissioners Richard Rogers and Lonnie Gann to fill a three (3) year appointment to the Board.

### **Chairperson Selection**

Commissioner Sagan made a motion to appoint Commissioner Sickles as interim chairman. Commissioner Rogers seconded the motion. With all in favor, the motion carried.

### **Approval of Meeting Minutes**

Commissioner Sagan made a motion to approve the July 16, 2026, Main Meeting Minutes as presented. Commissioner Coomer seconded the motion. With all in favor, the motion carried.

### **KREA Update**

Executive Director Tracy Carroll presented the KREA update. She shared that KREC staff recently met with the three newly appointed commissioners to welcome them and provide introductions. Ms. Carroll expressed her enthusiasm regarding the commissioners' appointments and conveyed her excitement for their contributions as they begin their service to the Commission.

Deputy Executive Director Gerald Florence noted that the meeting marked Intern Anna Thornton's final KREC meeting prior to her return to college. He thanked Ms. Thornton for all of her time and assistance throughout the summer and expressed his appreciation for her contributions to KREC. He then reviewed the current budget with the Commissioners and those in attendance and presented the following:

| Real Estate Commission                                                                                           |                                                                 |                     |                       |                              |                        |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------|-----------------------|------------------------------|------------------------|
| 58-677-677A-677E-JEE0-13N8                                                                                       |                                                                 |                     |                       |                              |                        |
|                                                                                                                  |                                                                 | FY24 Actual         | FY25 Actual           | FY26 Operating Budget 7/2025 | FINAL FY26 YTD 7/20/26 |
|                                                                                                                  | <b>Source of Funds</b>                                          |                     |                       |                              |                        |
|                                                                                                                  | <b>Restricted Funds</b>                                         |                     |                       |                              |                        |
|                                                                                                                  | <b>Balance Forward</b>                                          | <b>1,565,978.08</b> | <b>2,822,101.48</b>   | <b>1,855,100.00</b>          | <b>1,855,067.72</b>    |
| R382                                                                                                             | License Examination Fee                                         | 60.00               | 341,600.00            | 345,000.00                   | 345,100.00             |
| R383                                                                                                             | Initial License Fee                                             | 91,370.00           | 76,780.00             | 85,000.00                    | 79,980.00              |
| R384                                                                                                             | Renewal License Fee                                             | 1,199,170.00        | 19,800.00             | 1,200,000.00                 | 1,206,040.00           |
| R385                                                                                                             | Reinstatement License Fee                                       | 16,960.00           | 10,681.00             | 20,000.00                    | 38,040.00              |
| R386                                                                                                             | Other Fees Related To Licenses                                  | 64,019.00           | 52,618.60             | 60,000.00                    | 47,985.84              |
| R404                                                                                                             | General Fees From Public                                        | 174,095.00          | 41,990.00             | 120,000.00                   | 173,150.00             |
| R701                                                                                                             | Fines                                                           | 355,000.00          | 144,150.00            | 200,000.00                   | 47,530.00              |
| R839                                                                                                             | Other Deposits                                                  | 51.68               |                       |                              |                        |
|                                                                                                                  | <b>Total Revenue</b>                                            | <b>1,900,725.68</b> | <b>687,619.60</b>     | <b>2,030,000.00</b>          | <b>1,937,825.84</b>    |
|                                                                                                                  | <i>Cash to Real Estate Authority</i>                            | <i>(817,000.00)</i> | <i>(1,415,000.00)</i> | <i>(1,415,000.00)</i>        | <i>(1,415,000.00)</i>  |
|                                                                                                                  | <b>Total Balance Forward + Revenue - Cash</b>                   | <b>2,649,703.76</b> | <b>2,094,721.08</b>   | <b>2,470,100.00</b>          | <b>2,377,893.56</b>    |
|                                                                                                                  | <b>Expenses</b>                                                 |                     |                       |                              |                        |
| E114                                                                                                             | Per Diem (Boards & Comm)                                        | 29,100.00           | 28,800.00             | 34,200.00                    | 29,400.00              |
| E121                                                                                                             | Employers FICA                                                  | 2,226.15            | 2,203.20              | 2,600.00                     | 2,272.05               |
|                                                                                                                  | <b>Total Per Diem and Fringe Benefits</b>                       | <b>31,326.15</b>    | <b>31,003.20</b>      | <b>36,800.00</b>             | <b>31,672.05</b>       |
|                                                                                                                  | Other Personnel Costs                                           | (204,204.50)        | 208,045.50            | 260,800.00                   | 213,438.50             |
|                                                                                                                  | <b>Total Personnel Costs</b>                                    | <b>(172,878.35)</b> | <b>239,048.70</b>     | <b>297,600.00</b>            | <b>245,110.55</b>      |
|                                                                                                                  | <b>Total Operating Costs</b>                                    | <b>480.57</b>       | <b>604.66</b>         | <b>26,000.00</b>             | <b>8,148.22</b>        |
|                                                                                                                  | <b>Total Expenditures</b>                                       | <b>(172,397.78)</b> | <b>239,653.36</b>     | <b>323,600.00</b>            | <b>253,258.77</b>      |
|                                                                                                                  | <b>Total Revenue + Balance Forward minus Total Expenditures</b> | <b>2,822,101.54</b> | <b>1,855,067.72</b>   | <b>2,146,500.00</b>          | <b>2,124,634.79</b>    |
| <b>Notes:</b>                                                                                                    |                                                                 |                     |                       |                              |                        |
| ** Total allotment (spending authority) for FY26 is \$323,600.                                                   |                                                                 |                     |                       |                              |                        |
| ** Approximate salary and fringe of employees assigned to KREC - \$266,809.08                                    |                                                                 |                     |                       |                              |                        |
| ** Approximate salary and fringe of administrative employees assigned to Real Estate Authority - \$1,252,493.98. |                                                                 |                     |                       |                              |                        |
| ** Operating Costs include travel.                                                                               |                                                                 |                     |                       |                              |                        |

| Real Estate Commission Educ Res & Recovery                     |                                                                 |                     |                     |                              |                        |
|----------------------------------------------------------------|-----------------------------------------------------------------|---------------------|---------------------|------------------------------|------------------------|
| 58-677-677A-677E-JEF0-13N5                                     |                                                                 |                     |                     |                              |                        |
|                                                                |                                                                 | FY24 Actual         | FY25 Actual         | FY26 Operating Budget 7/2025 | FINAL FY26 YTD 7/20/26 |
|                                                                | <b>Source of Funds</b>                                          |                     |                     |                              |                        |
|                                                                | <b>Restricted Funds</b>                                         |                     |                     |                              |                        |
|                                                                | <b>Balance Forward</b>                                          | <b>4,518,154.61</b> | <b>5,962,175.05</b> | <b>6,259,800.00</b>          | <b>6,259,839.61</b>    |
| R382                                                           | License Examination Fee                                         |                     | 120.00              |                              |                        |
| R383                                                           | Initial License Fee                                             | 84,970.00           | 71,720.00           | 80,000.00                    | 75,980.00              |
| R384                                                           | Renewal License Fee                                             | 1,204,080.00        | 20,580.00           | 1,200,000.00                 | 1,210,920.00           |
| R385                                                           | Reinstatement License Fee                                       | (40.00)             |                     |                              |                        |
| R386                                                           | Other Fees Related To Licenses                                  | (455.00)            |                     |                              | 15.00                  |
| R404                                                           | General Fees from Public                                        | (40.00)             |                     |                              | 10.00                  |
| R701                                                           | Fines                                                           | (3,000.00)          |                     |                              |                        |
| R771                                                           | Interest Income                                                 | 246,132.19          | 307,607.72          | 260,000.00                   | 240,915.24             |
|                                                                | <b>Total Revenue</b>                                            | <b>1,531,647.19</b> | <b>400,027.72</b>   | <b>1,540,000.00</b>          | <b>1,527,840.24</b>    |
|                                                                | <i>Cash to Real Estate Authority</i>                            | -                   | -                   | -                            | -                      |
|                                                                | <b>Total Balance Forward + Revenue - Cash</b>                   | <b>6,049,801.80</b> | <b>6,362,202.77</b> | <b>7,799,800.00</b>          | <b>7,787,679.85</b>    |
|                                                                | <b>Expenses</b>                                                 |                     |                     |                              |                        |
| E114                                                           | Per Diem (Boards & Comm)                                        | -                   | -                   | -                            | -                      |
| E121                                                           | Employers FICA                                                  | -                   | -                   | -                            | -                      |
|                                                                | <b>Total Per Diem and Fringe Benefits</b>                       | <b>-</b>            | <b>-</b>            | <b>-</b>                     | <b>-</b>               |
|                                                                | Other Personnel Costs                                           |                     |                     | 10,000.00                    |                        |
|                                                                | <b>Total Personnel Costs</b>                                    | <b>-</b>            | <b>-</b>            | <b>10,000.00</b>             | <b>-</b>               |
|                                                                | <b>Total Operating Costs</b>                                    | <b>87,626.75</b>    | <b>102,363.16</b>   | <b>90,000.00</b>             | <b>67,731.99</b>       |
|                                                                | <b>Total Expenditures</b>                                       | <b>87,626.75</b>    | <b>102,363.16</b>   | <b>100,000.00</b>            | <b>67,731.99</b>       |
|                                                                | <b>Total Revenue + Balance Forward minus Total Expenditures</b> | <b>5,962,175.05</b> | <b>6,259,839.61</b> | <b>7,699,800.00</b>          | <b>7,719,947.86</b>    |
| <b>Notes:</b>                                                  |                                                                 |                     |                     |                              |                        |
| ** Total allotment (spending authority) for FY26 is \$100,000. |                                                                 |                     |                     |                              |                        |

## Education and Licensing Report

Deputy Executive Director Gerald Florence presented to the Commission the following licensing and education statistics:

### PSI Testing Statistics

#### KENTUCKY REAL ESTATE Pass/Attempt Rates by Portion Licensure

From: 7/1/2026 To: 8/1/2026

| Test Title                                          | Delivery Mode |             | Total Tested | PASS |       | FAIL |       |
|-----------------------------------------------------|---------------|-------------|--------------|------|-------|------|-------|
|                                                     |               |             | N            | N    | %     | N    | %     |
| Exam Name: KY License Reciprocity Broker            | CBT           | First Time  | 4            | 2    | 50.0% | 2    | 50.0% |
| Portion: KY License Reciprocity Broker - State      |               | Repeat      | 6            | 4    | 66.6% | 2    | 33.3% |
|                                                     |               | Total       | 10           | 6    | 60.0% | 4    | 40.0% |
| Exam Name: KY License Reciprocity Salesperson       | CBT           | First Time  | 13           | 6    | 46.1% | 7    | 53.8% |
| Portion: KY License Reciprocity Salesperson - State |               | Repeat      | 5            | 3    | 60.0% | 2    | 40.0% |
|                                                     |               | Total       | 18           | 9    | 50.0% | 9    | 50.0% |
| Exam Name: KY Broker                                | CBT           | First Time  | 8            | 7    | 87.5% | 1    | 12.5% |
| Portion: KY Real Estate Broker - National           |               | Repeat      | 3            | 2    | 66.6% | 1    | 33.3% |
|                                                     |               | Total       | 11           | 9    | 81.8% | 2    | 18.1% |
| Exam Name: KY Broker                                | CBT           | First Time  | 8            | 3    | 37.5% | 5    | 62.5% |
| Portion: KY Real Estate Broker - State              |               | Repeat      | 8            | 4    | 50.0% | 4    | 50.0% |
|                                                     |               | Total       | 16           | 7    | 43.7% | 9    | 56.2% |
| Exam Name: KY Sales Associate                       | CBT           | First Time  | 116          | 79   | 68.1% | 37   | 31.8% |
| Portion: KY Real Estate Sales Associate - National  |               | Repeat      | 93           | 24   | 25.8% | 69   | 74.1% |
|                                                     |               | Total       | 209          | 103  | 49.2% | 106  | 50.7% |
| Exam Name: KY Sales Associate                       | CBT           | First Time  | 116          | 53   | 45.6% | 63   | 54.3% |
| Portion: KY Real Estate Sales Associate - State     |               | Repeat      | 114          | 51   | 44.7% | 63   | 55.2% |
|                                                     |               | Total       | 230          | 104  | 45.2% | 126  | 54.7% |
|                                                     |               | Grand Total | 494          | 238  | 48.1% | 256  | 51.8% |

Procedures Development Specialist II Seth Branson reported the following educational and instructor applications:

**1) Instructors**

- i) Andrew Hinton**
- ii) Carrie J Little**
- iii) Roxane Fry**

**2) Courses**

**a. Bluegrass Realtors**

**i) Bias Override: Overcoming Barriers to Fair Housing**

Instructor(s): Socar Chatmon Thomas

CE Hours: 3

**b. Kentucky Academy of Real Estate**

**i) Scams, Scoundrels, and Real Estate Stings v2.0**

Instructor(s): Cora Henderson

CE Hours: 4

PLE Hours: 4

**ii) Mind Your (Accessibility) Business: ADA for Commercial Properties v1.0**

Instructor(s): Cora Henderson

CE Law: 2

PLE Hours: 2 Electives

**c. Kentucky CCIM Chapter**

**i) Land Use Law Update 2026**

Instructor(s): Cliff Ashburner

CE Law: 1

**ii) Industrial real Estate Panel**

Instructor(s): Robert Walker, Curt Hargrove, Andrew Hinton, Roxann Fry

CE Hours: 1

**d. Northern Kentucky Association of Realtors**

**i) The Quickest Way to Create Video: Canva, CapCut & Your Phone**

Instructor(s): Carrie Little

CE Hours: 1

PLE Hours: 1 technology & Data Security

- ii) **Creating Awesome Content & Marketing Materials with Canva & AI**  
Instructor(s): Craig Grant  
CE Hours: 2  
PLE Hours: Technology & Data Security
  - iii) **From Likes to Leads: Mastering Reels, Tik Tok & YouTube Shorts for Real Estate Professionals**  
Instructor(s): Carrie Little  
CE Hours 1
  - e. **Southern Indiana Realtors Association**
    - i) **Ethical Modern Marketer: Using Generative AI & Canva Safely in Real Estate**  
Instructor(s): Craig Grant  
CE Hours: 2
    - ii) **The AI Guided Homebuyer: Protecting Consumers Across Modern Search Platforms**  
Instructor(s): Craig Grant  
CE Hours: 2
  - f. **WebCE, Inc.**
    - i) **Negotiating for a Win/Win**  
Instructor(s): Ann Hein  
CE Hours: 3
    - ii) **Section 1031 Real Property Like-Kind Exchanges**  
Instructor(s): Ann Hein  
CE Hours: 3
    - iii) **Working with Senior Clients in Real Estate**  
Instructor(s): Ann Hein  
CE Hours: 3
- 

Commissioner Sagan made a motion to approve the education applications as presented by Mr. Branson. Commissioner Rogers seconded the motion. Having all others in favor, motion carried.

### **KREA Legal Update**

General Counsel Lilly Coiner provided the Legal Update and formally welcomed the newly appointed commissioners to the Commission. She also thanked the commissioners Butler, Sagan, and Sickles for participating in the committee meetings. She informed the Commission she would be administratively adding Applicant H.V. to the agenda, which will be discussed in closed session.

### **Closed Session**

At 9:26 a.m. ET / 8:26 a.m. CT, Commissioner Sagan 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 as listed in the agenda. The motion was seconded by Commissioner Rogers. Having all in favor, the motion carried.

### **Reconvene in Open Session**

Commissioner Butler made a motion to come back to open session at 10:13 a.m. ET/9:13 a.m. CT. The motion was seconded by Commissioner Rogers. Having all in favor, the motion carried.

### **Motions, if any, Regarding Items From Closed Session**

#### **1. Applicant Review**

Commissioner Sagan made the following motion:

- a) In Re: Application Update of **D.A.** – Status Update only.
- b) In Re: Agreed Order of compliance of **M.M.** – Status update only.
- c) In Re: Agreed Order and Request of **M.T.** – Counsel to negotiate agreed order.
- d) In Re: Application Review of **B.L.** – Further investigation.
- e) In Re: Application Review of **S.K.** – Further Investigation.
- f) In Re: License Consideration of **W.C.** – Denial of request.
- g) In Re: Reciprocal Applicants of **D.W.** – Approval.
- h) In Re: Reciprocal Applicants of **J.M.** – Approval.
- i) Administratively Added Applicant **H.V.** – Request an additional criminal background check.

Commissioner Rogers seconded the motion. Having all in favor, motion carried.

#### **2. Complaint Screening**

Commissioner Butler made the following motion:

- a) 22-C-028 – Dismissal.
- b) 23-C-004 – Five-year suspension, \$1000 fine, and 6 hours Continuing Education in ethics.
- c) 23-C-005 – Approve withdrawal request.
- d) 23-C-029 – Dismissal.
- e) 23-C-032 – Dismissal.
- f) 24-C-040 – Dismissal.
- g) 25-C-042 – Dismissal.
- h) 26-C-009 – Dismissal.
- i) 26-C-011 – Further investigation and letter from General Counsel.
- j) 26-C-012 – Hold in abeyance pending resolution of Jefferson County Circuit Court case.
- k) 26-C-013 – Dismissal.

- l) 26-C-014 – Consolidate with 26-C-015 and further investigate.
- m) 26-C-015 – Consolidate with 26-C-014 and further investigate.

Commissioner Coomer seconded the motion. Having all in favor, motion carried.

### **New Business**

General Counsel Lilly Coiner administratively added “Grant Scoring Committee.” She explained what a Grant Scoring Committee may look like and when it would be used.

### **Action Items**

University of Louisville Grant Award Letter – All documents have been sent out by KREC.

### **Public Comments**

No public comments.

### **Approval Per Diem**

Commissioner Butler made a motion to approve the per diem and travel expenses for the August 18, 2026, ARC Meeting. Commissioner Sagan seconded the motion. Having all in favor, the motion carried.

Commissioner Butler made a motion to approve the per diem and travel expenses for the August 18, 2026, CSC Meeting. Commissioner Rogers seconded the motion. Having all in favor, the motion carried.

Commissioner Coomer made a motion to approve the per diem and travel expenses for the August 20, 2026, Main Meeting. Commissioner Butler seconded the motion. Having all in favor, the motion carried.

### **Meeting Adjournment**

Commissioner Butler moved to adjourn the meeting at 10:25 a.m. ET / 9:25 a.m. CT. Commissioner Sagan seconded the motion. Having all in favor, the meeting adjourned.