



Andy Beshear
GOVERNOR

Jacqueline Coleman
LIEUTENANT GOVERNOR

PUBLIC PROTECTION CABINET
Kentucky Real Property Appraisers Board

500 Mero Street, 2NE09
Frankfort, Kentucky 40601
Phone: (502) 564-4000

DJ Wasson
SECRETARY

Brian Raley
DEPUTY SECRETARY

Tom Veit
EXECUTIVE DIRECTOR

KENTUCKY REAL PROPERTY APPRAISERS BOARD

Meeting Minutes, August 28, 2026

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

August 28, 2026 – 500 Mero Street, Frankfort, KY and via Microsoft Teams video teleconference

PRESIDING OFFICER

John Dexter Outlaw, Chair

ROLL CALL

Present:

John Dexter Outlaw, Chair
Greg Caudill, Board Member
Mark Vaught, Board Member
Matthew Walters, Board Member

Absent:

Justin Noble, Board Member

Present Also:

Tom Veit, Executive Director, KRPAB
Laura Disney, Temporary Staff, KRPAB
Brittany Creech, Executive Administrative Secretary, KRPAB
Lilly Coiner, Board Counsel, KRPAB
Danielle Haddad, Board Counsel, KRPAB
Max Comley, Franklin County Attorney

The Kentucky Real Estate Appraisers Board meeting was called to order by Chairperson John Dexter Outlaw at 9:00 a.m. Eastern/8:00 a.m. Central.

MINUTES

Member Vaught moved to approve the July 24, 2026, minutes as presented. Member Caudill seconded the motion. Having all in favor, the motion passed 4-0.

KENTUCKY REAL PROPERTY APPRAISERS BOARD UPDATE

Executive Director Tom Veit welcomed temporary employee Laura Disney to the KRPAB team. Mr. Veit informed the board that office staff have been very busy implementing HB 355; the focus has been reorganization along with ADA compliant forms and overhauling the KRPAB website. Mr. Veit also welcomed Franklin County Attorney Max Comley and stated that he will now serve as legal counsel for the complaint process, as mandated by HB 355.

KENTUCKY REAL PROPERTY APPRAISERS BOARD LEGAL UPDATE

Board Counsel Lilly Coiner echoed Mr. Veit's comments and informed the board that the legal department has been busy implementing the emergency regulations and preparing for the first public comment hearing regarding the newly filed emergency regulations. The hearing is scheduled for Monday, August 31, 2026, at 1:00 p.m. ET/12:00 p.m. CT. She stated that many Members of the public are anticipated to attend and offer commentary.

EDUCATION REVIEW – FY 2026 – 2027

Mr. Veit informed the board that all courses have been staff reviewed for AQB minimum compliance and approval is recommended. Member Vaught moved to approve the education courses for Fiscal Year 2026-2027. The motion was seconded by Member Walters. Having all in favor, the motion passed 4-0.

CERTIFICATION/LICENSURE

Mr. Veit informed the board that all applicants have been reviewed for compliance with Kentucky Regulations and AQB criteria for education, experience and/or exam and approval is recommended. Member Vaught moved to approve the applications. The motion was seconded by Member Caudill. Having all in favor, the motion passed 4-0.

Mr. Veit informed the board that there are currently 1,469 Appraisers and 99 AMCs.

REVIEW OF APPLICATIONS FOR TEMPORARY PERMITS

Mr. Veit informed the board that all applicants have been reviewed for compliance within the ASC guidelines for temporary licensure and recommends approval. Member Walters moved to approve the temporary licensure applications. The motion was seconded by Member Vaught. Having all in favor, the motion passed 4-0.

EXPERIENCE REVIEW

Mr. Veit informed the board that all experience has been reviewed for Certified General and Certified Residential experience. Applicant TM must take and pass the Certified General exam and Applicant ML must take and pass the Certified Residential exam. Member Vaught moved to accept the

experience and approve exam results. Member Caudill seconded the motion. Having all in favor, the motion passed 4-0.

CASE INFORMATION

Mr. Veit informed the board that there are currently twenty (20) appraiser cases open; fifteen (15) appraiser cases YTD and zero (0) AMC cases open; zero (0) AMC cases YTD.

Mr. Veit reported that Cases 24-12 and 24-24 have been consolidated and will move to a hearing. Case 23-17 is the oldest outstanding case and has requested a hearing. Mr. Veit recommended that the board obtain an MOU with the Franklin County Attorney's office in order to move forward with their handling of future complaint cases.

CLOSED SESSION

At 9:13 a.m. ET/8:13 a.m. CT, Member Vaught moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss pending Case 25-14. Member Walters seconded the motion and having all in favor, the Board entered closed session.

RECONVENE OPEN SESSION

Member Vaught moved for the Board to come out of closed session. Member Walters seconded the motion. All being in favor, the Board resumed the open meeting at 9:22 a.m. ET/8:22 a.m. CT.

COMPLAINTS

- A. Case No. 25-14 – Member Vaught moved to dismiss the case. Member Walters seconded the motion and having all in favor, the motion passed 4-0.

ARELLO Membership

Executive Director Veit requested that the board obtain an ARELLO membership at an annual cost of \$650. The board previously held ARELLO membership via the Kentucky Real Estate Authority and now needs to rejoin as an independent board. Member Caudill moved to approve the Membership. Member Vaught seconded the motion. Having all in favor, the motion passed 4-0.

NEW BUSINESS

- A. Industry News/Overview – Mr. Veit informed the board that he personally commented on the second exposure draft for the AQB and his commentary was included with the meeting materials.
- B. ASC Grant – Mr. Veit informed the board that KRPAB is in the third year of the ASC grant, has applied for a renewal and is currently waiting for an update regarding the status. The grant is in the amount of \$120,000.

APPROVAL OF PER DIEM AND TRAVEL

Member Walters moved to approve Per Diem and Travel Expenditures for the August 28, 2026, regular meeting. Member Caudill seconded the motion. Having all in favor, the motion passed 4-0.

ADJOURNMENT

Member Walters moved to adjourn the meeting. Member Vaught seconded the motion. Having all in favor, the motion passed 4-0. The meeting was adjourned at 9:26 a.m. ET/8:26 a.m. CT.