KENTUCKY REAL ESTATE APPRAISERS BOARD

Meeting Minutes, May 22, 2026

TYPE OF MEETING
Regular Meeting with Closed Session

DATE AND LOCATION
May 22, 2026 – 500 Mero Street, Frankfort, KY 40601 and via Microsoft Teams video teleconference.

PRESIDING OFFICER
John Dexter Outlaw, Chair

ROLL CALL
Present:

John Dexter Outlaw, Chair
Mark Vaught, Board Member
Matthew Walters, Board Member
Justin Noble, Board Member

Present Also:
Tracy Carroll, Director
Gerald Florence, Deputy Director
Danielle Haddad, Staff Attorney III
Rachel Couch, Paralegal
Seth Branson, KREA Education Program Manager
Brittany Creech, Administrative Coordinator
Tom Veit, Executive Assistant
Jason Feddersen, Budget Manager, Office of Administrative Services
Beverly Dearborn, Deputy Executive Director, Office of Administrative Services
Kristen Lawson, Commissioner, DPL
Dennis Badger

Absent:
Greg Caudill, Board Member

The Kentucky Real Estate Appraisers Board meeting was called to order by Chairman Dexter Outlaw at 9:02 a.m. Eastern/8:02 a.m. Central.

MINUTES
Matt Walters moved to approve the April 24, 2026 minutes as presented. The motion was seconded by Mark Vaught. The motion passed 4-0.

KENTUCKY DIVISION OF REAL PROPERTY BOARDS UPDATE
Executive Director Tracy Carroll introduced the new intern, Anna Thornton, and contract employee, Lauren Glass. Executive Director Tracy Carroll also informed the Board that we received a letter from the ASC and will be sending a response by the end of June.

Deputy Director Florence welcomed the new employees and stated they would be helping with renewals for multiple boards. Deputy Director Florence presented the budget to the board.

LEGAL UPDATE
Staff Attorney Danielle Haddad stated Legal and Cabinet staff will be helping Tom Veit navigate HB355 and implementation will be discussed later in the meeting.

EDUCATION
Matt Walters moved to approve the following education courses for Fiscal Year 2025-2026, with the administrative agenda amendment of 8 hours of qualifying education for the Valuation Bias and Fair Housing Laws and Regulations course. The motion was seconded by Mark Vaught. The motion passed 4-0.

A. Bluegrass Chapter of the Appraisal Institute

1. Hands on AI for Appraisers: A Beginner's Guide, 3 hours, CE

B. ASFMRA

1. General Market Analysis and Highest & Best Use (A340) 28hours, CE, 30 hours, QE, Classroom
2. Mastering the Consultant and Expert Witness Role 8 hours, CE, Classroom
3. Legal Description for Rural Professionals 6 hours, CE, Classroom
4. Working as an Expert Witness 8 hours, CE, Classroom

C. Green Mountain eLearning, LTD

1. Interagency Appraisal and Evaluation Guidelines, What You Need to Know 7 hours, CE, Online
2. 7 Hour Valuation Bias and Fair Housing Laws and Regulations 7 hours, CE, Online

D. Appraiser eLearning LLC

1. Grey2026 Val Expo- Day1, 7 hours, CE
2. 2026 Val Expo- Day2, 7 hours, CE

E. McKissock

1. Bulk Renewal

CERTIFICATION/LICENSURE

Mark Vaught moved to approve the following appraiser applications. The motion was seconded by Matt Walters. The motion passed 4-0.

A. Appraiser Applications

S.D.H.	307898	Licensed Residential	Nashville, TN	Reciprocal
C.R.Y.	307683	Certified General	San Francisco, CA	Reciprocal
L.A.K.	307650	Certified General	Portland, TN	Reciprocal
T. N.	308062	Certified General	Franklin, TN	Reciprocal
K.E.D.	308257	Certified Residential	Cincinnati, OH	Reciprocal
S.D.C.	307746	Associate	Lexington, KY	Associate
G. L.C.	308471	Certified General	Fort Worth, TX	Reciprocal
W.B.K.	308449	Certified General	Fort Worth, TX	Reciprocal
J.J. B.	308413	Certified General	Fort Worth, TX	Reciprocal
		Appraisify, INC	Seattle, WA	AMC

Mark Vaught moved to approve the following applications for temporary permits. The motion was seconded by Matt Walters. The motion passed 4-0.

B. Application for Temporary Permits

J.S.	307703	J.L.C.	307971
K.M.F.	307749	J.B.	307957
W.S.	307732	E.L.	308027
A.L.	307956	E.S.	308043
E.C.	307894	J.H.A.	308046
D.B.	307936	J.R.	308339
D.P.G.	307953	J.T.B.	308205
A.L.	308034	K.L.B.	307786
M.L.C.	308017		

C. **Licensure Status Report**

1. Certified General –735
2. Certified Residential – 623
3. Licensed Residential – 10
4. Associate – 176

Total – 1,544 Appraisers

D. **Appraisal Management Company (AMC) – 98**

E. **Experience Reviews**
A. None

CLOSED SESSION
At 9:11 a.m., Mark Vaught moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss pending case (grievance) **No. 26-07.** Matt Walters seconded the motion, having all in favor, the Board entered into closed session.

RECONVENE OPEN SESSION
Mark Vaught moved for the Board to come out of closed session. Matt Walters seconded the motion. All being in favor, the Board resumed the open meeting at 9:22 a.m.

COMPLAINTS

1. **Case No. 26-07–** Mark Vaught moved to dismiss. Justin Noble seconded the motion. The motion passed 4-0.

HB 355 Implementation Presentation

PPC Finance Deputy Executive Director Beverly Dearborn stated that the Board needed to apply for a SAM number and that the Board must provide a list of employment positions that they intend to hire before July 15, 2026. She also clarified that the Board must show that there will be enough revenue coming in from fees to support the proposed positions.

Tom Veit stated that he toured the fifth floor of the PPC building for potential office space and the Capitol Complex near the interstate in Frankfort. He stated a lease would need to be facilitated with the Division of Real Property and that process could take some time. Chairman Outlaw requested a presentation regarding lease cost before voting.

Chairman Outlaw stated that the new Board would need immediate legal services. Tom Veit presented the options to the Board. HB 355 requires the Attorney General provide certain services. For other services, the Board could contract with the Attorney General for $125/hour, contract with the PPC for $90/hour, or bid out legal services with an RFP.

Staff Attorney Danielle Haddad recommended the Board withdraw the regulation package currently submitted. HB 355 goes into effect on July 15, 2026 and all currently submitted regulations will need to be edited to reflect the new Board name, contact person, address, and all other statutory changes. Mark Vaught made a motion to withdraw the regulation package. The motion was seconded by Matt Walters. The motion passed 4-0.

Tom Veit suggested the Board immediately create and fill the Executive Administrative Secretary position. Mark Vaught moved to offer current KREAB employee Brittany Creech the Executive Administrative Secretary position with the new Board. The motion was seconded by Justin Noble. The motion passed 4-0.

After lengthy discussion by the Board and staff regarding an increase in expenditures due to HB 355, Chairman Outlaw and Tom Veit proposed a fee increase. Mark Vaught moved to increase renewal and application fees to $1280.00, to increase AMC fees to $2500.00, to increase temporary licenses to $250.00, and to increase Continuing Education approval to $100.00. The motion was seconded by Matt Walters. The motion passed 4-0.

Chairman Outlaw instructed Board Members to provide Board staff with their June availability for a special meeting.

NEW BUSINESS
Tom Veit and Gerald Florence informed the Board that the AARO conference in San Diego, CA went well and how it was a great networking opportunity to discuss nationwide issues, learn about the TAF update, and the new experience and exposure draft. They thanked Director Tracy Carroll for being on the planning committee.

APPROVAL OF PER DIEM AND TRAVEL
Matt Walters moved to approve Per Diem and Travel Expenditures for the May 22, 2026 Monthly Board Meeting. Mark Vaught seconded the motion. The motion passed 4-0.

ADJOURNMENT
Mark Vaught moved to adjourn the meeting. Matt Walters seconded the motion. The motion passed 4-0 and the meeting was adjourned at approximately 10:20 a.m. ET/9:20 a.m. CT.

Minutes Approved:

6/26/26
Chairman Date

Brittany Creech 6/26/26
Administrative Coordinator Date

Pursuant to KRS 324B.060, I, Tracy Carroll, Executive

Director of the Kentucky Real Estate Authority (KREA),

have reviewed and approved the expenditures for the meeting of the

Kentucky Real Estate Appraisers Board (the Board) held on 5/22/26. 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 Board at this meeting related to individual disciplinary matters, investigations, or applicant reviews. The Board approved the minutes of its 5/22/26 meeting, at its meeting held on 6/26/26.

Tracy Carroll 6/29/2026

Executive Director Date