

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
OPEN MEETING MINUTES**

February 24, 2026

This meeting was held via internet and telephone conference call.

Trustees Participating:

Cricket Goodall, Chair
Steve Connelly, representing Secretary Kevin Atticks, Maryland Department of Agriculture
Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland
Department of Planning
Ben Seigel, representing Comptroller Brooke E. Lierman
Gary Dell
Allen Stiles
Tanya Spandhla
Ruby Thomas
William Buckel

Trustees Absent:

Sean Hough
Jenell McHenry
Wayne Stafford

Others Participating:

Michelle Cable, MALPF Executive Director
Chana Turner, MALPF Administrator
Rama Dilip, MALPF Administrator
Erin Lueders, MALPF Administrator
Beth Beales, MALPF Administrator
Kim Hoxter, Monitoring, Enforcement and Database Coordinator
Amanda Massoni, MALPF Fiscal Specialist
Renee Dyson, Assistant Attorney General, Department of General Services
Mike Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture
Michael Calkins, MDA Assistant Secretary
Billy Gorski, Anne Arundel County Staff
Heather Barthel, MDA Assistant Secretary of Administration
Jeffrey Fretwell, MDA Director of Budget and Capital Grants
Jen Wilson, Harford County Program Administrator
Joe Pippin, Queen Anne's County Program Administrator
Kaitlin Lee, Harford County Staff
Megan Benjamin, Baltimore County Program Administrator
Mike Weyand, Montgomery County Program Administrator
Sydney Garner, St. Mary's County Program Administrator
Will Lefort, DGS Appraiser
Roy Cool, Allegany County Program Administrator
Ann Brown, Montgomery County Landowner
Igor Svec, Baltimore County Landowner
J.P. Smith Jr., Carroll County Program Administrator
Joy Levy, Howard County Program Administrator
Perry Kapsch, Montgomery County Landowner
Noelani Brackett, Charles County Government

Ms. Goodall, Chair, called the meeting to order at 9:01 a.m. via internet and telephone conference call.

Ms. Cable stated the names of the participants on the conference call, for the record, and asked anyone that was not named to identify themselves.

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I. APPROVAL OF MINUTES

INTENTIONALLY DELETED

II. ADDITION / DELETION OF AGENDA ITEMS

N/A

III. ANNOUNCEMENTS

Ms. Cable reminded everyone that the 2026 legislative session is still ongoing, and reminded the Board members that unless the Board formally votes to comment for or against any bill, any interaction Board members have with legislators must be in their personal, Maryland citizen capacity – not as a representative of the MALPF Board.

Ms. Cable reminded Board members that they are required to complete their annual ethics disclosure report, due in April.

Ms. Cable asked the county staff that were on the call whether anyone had any announcements to make; there were none.

Ms. Cable asked all participants to keep themselves muted, and when unmuted, to clearly state their names before asking a question, or making a motion, etc. She reminded the Board members that when motions were made, Board members only needed to state their names if they were voting in opposition to the motion, rather than saying “aye” to vote in favor of a motion.

IV. EASEMENT AMENDMENTS

A. BALTIMORE COUNTY

- | | | | |
|----|-------------|-----------------------------|------------|
| 1. | 03-84-09ex1 | Anderson, Donald and Angela | ~108 acres |
|----|-------------|-----------------------------|------------|

Request:

Request retroactive approval for an overlay easement to document a right-of-way for ingress, egress and regress through the landowners' property for the benefit of their neighbors, Igor and Robin Svec.

Recommendation:

In accordance with the Foundation's Granting Overlay Easements and Rights-of-Way regulations (COMAR 15.15.16 et al), Staff recommend approval, subject to the following conditions, which have been agreed to by the landowner.

1. Compliance with all regulatory conditions.
2. Approval of the overlay easement by the Office of the Attorney General and MALPF Staff.
3. Approval of a survey drawing by the Office of the Attorney General and MALPF Staff.
4. Once approved by the Office of the Attorney General and MALPF Staff, recording of the overlay easement in the Baltimore County land records.
5. Payment of all fees and costs associated with this request, including survey costs. The Svecs have stated that they will be responsible for paying all fees and costs associated with this transaction, including survey costs.

Ms. Turner introduced the item. Ms. Benjamin and Mr. Svec were available for any questions from the Board.

Motion #1: To retroactively approve the request for an overlay easement to document a right-of-way for ingress incorporating all staff recommendations, as presented.

Motion: Thomas Second: Connelly
Status: Approved

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B. MONTGOMERY COUNTY

1. 15-81-01e Kephart, Elizabeth and Brown, Ann ~134.68 acres

Request:

Request approval to exclude two child's lots for Elizabeth Perry Kapsch and Ann K. Brown. (1 acre, up to 2 acres, if conditions are met for the increased acreage of up to 2 acres per Statute).

Recommendation:

Staff recommends approval.

Ms. Lueders introduced the item. Mr. Weyand, Ms. Brown, and Ms. Kapsch were available to address the Board.

Motion #2: To approve the request to exclude two child's lot for Elizabeth Perry Kapsch and Ann K. Brown, incorporating staff recommendations, as presented.

Motion: Herr-Cornwell Second: Thomas
Status: Approved

V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS

N/A

VI. PROGRAM POLICY

N/A

VII. INFORMATION AND DISCUSSION

A. Legislative Update

Ms. Cable provided the Board with the status of the 2026 legislation session and an overview of the bills that could affect MALPF. Most of the bills being monitored by MDA and MALPF would have no significant, negative impact to the Program. However, HB 1398 would have a significant and immediate impact to MALPF funding, and all other programs funded through the Transfer Tax. HB 1398 proposes to suspend the collection of the Transfer Tax from FY26 through FY29, eliminating all funding for MALPF for those three years.

Ms. Cable informed the Board that the MDA will be submitting a letter of opposition to HB 1398, and asked the Board if they would like to submit a separate letter directly from the MALPF Board of Trustees.

Motion #3: To authorize a letter of opposition for HB 1398 from the Board of Trustees, as discussed.

Motion: Dell Second: Stiles
Abstain: Seigel
Status: Approved

VIII. CLOSED SESSION

Ms. Goodall asked for a motion for adjournment of the meeting to move into a closed session, pursuant to the applicable provisions of General Provisions Article Section 3-305 (b): (7) to consult with counsel to obtain legal advice; and (8) to consult with staff, consultants, or other individuals about pending or potential litigation

Motion #4: To adjourn the regular session at 9:52 a.m. to move into a closed session to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Motion: Calkins Second: Dell
Status: Approved

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The Closed Meeting of the Board was held from 9:57 a.m. to 10:07 a.m. on February 24, 2026, via internet and telephone conference call, pursuant to the provisions of the General Provisions Article Section 3-305 (b): Annotated Code of Maryland:

General Provisions Article Section 3-305(b):

(7) to consult with counsel to obtain legal advice; and

(8) to consult with staff, consultants, or other individuals about pending or potential litigation.

During the Closed Meeting, the following Board members were present: Cricket Goodall, Chair, Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland Department of Planning, Steve Connelly, representing Secretary Kevin Atticks, Maryland Department of Agriculture, Sean Hough, Tanya Spandhla, Ruby Thomas, William Buckel, Allen Stiles, Gary Dell, and Ben Seigel, representing Comptroller Brooke E. Lierman.

The following Board members were absent: Wayne Stafford and Jenell McHenry

The following MALPF staff and legal representatives were also present during the closed session meeting: Michelle Cable, Rama Dilip, Beth Beales, Erin Lueders, Chana Turner, Amanda Massoni, Kimberly Hoxter, Michael Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture, Renee Dyson, Assistant Attorney General, Maryland Department of General Services, and Michael Calkins, MDA Assistant Secretary.

TOPICS DISCUSSED:

- A. Approval of January 27, 2026, Closed Minutes
- B. Status Report of Pending Legal Issues
- C. Update- Maryland Piedmont Reliability Project

Respectfully Submitted:



Michelle Cable, MALPF Executive Director