

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

August 26, 2025

This meeting was held via internet and telephone conference call.

Trustees Participating:

Cricket Goodall, Chair
Michael Calkins and Steve Connelly, representing Secretary Kevin Atticks, Maryland
Department of Agriculture
Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland
Department of Planning
William Buckel
Sean Hough
Tanya Spandhla
J. Bruce Yerkes
Gary Dell

Trustees Absent:

Ben Seigel, representing Comptroller Brooke E. Lierman
Jenell McHenry
Wayne Stafford
Ruby Thomas

Others Participating:

Michelle Cable, MALPF Executive Director
Chana Turner, MALPF Lead Administrator
Rama Dilip, MALPF Administrator
Erin Lueders, MALPF Administrator
Beth Beales, MALPF Administrator
Amanda Massoni, MALPF Fiscal Specialist
Patrick Martyn, Assistant Attorney General, Department of General Services
Mike Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture
Jeffrey Fretwell, MDA Director of Budget and Capital Grants
Megan Benjamin, Baltimore County Program Administrator
Jen Wilson, Harford County Program Administrator
Mike Stringer, Anne Arundel County Program Administrator
Catherine McCulley, Caroline County Program Administrator
Kaitlin Lee, Harford County Staff
Mike Weyand, Montgomery County Program Administrator
Colin Harrison, Wicomico County Program Administrator
Julie Enger, Department of General Services Appraiser
Cal Carpenter, Charles County Staff
Chris Boggs, Washington County Program Administrator
Lisa Ledman, St. Mary's County Staff
Kevin Lyons, Caroline County Landowner
Jeff Lyons, Caroline County Landowner
Kent Lyons, Caroline County Landowner
Joy Levy, Howard County Program Administrator
Donald Reuwer, Howard County Landowner
Elisa Deflaux, Talbot County Program Administrator
Janet Clark, representative with Howard County landowner
J.P. Smith, Carroll County Program Administrator
Josh Myers, Shaw Surveying, with Baltimore County request
Joy Levy, Howard County Program Administrator
Lisa Ledman, St. Mary's County Program Administrator
Megan Reuwer Schroeder, Howard County Landowner
Ron Wildman, Representative with Howard County Landowner
Roy Cool, Allegany County Program Administrator
Bud Reaves, representative with Howard County Landowner

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1. All regulatory requirements must be satisfied.
2. Transactional expenses shall be the responsibility of the Lapps, including, without limitation, title, survey, and settlement expenses.
3. The Lapps shall submit to the Foundation a survey plat depicting the resulting newly divided ~58.72-acre and ~62.41-acre parcels of land, together with metes and bounds descriptions of said parcels, in accordance with survey specifications to be provided to the landowners following MALPF's review of updated title work for the property.
4. Recording of that certain deed dated June 25, 2025, by and between Mary Pine Beadle, Grantor and Joseph L. Lapp and Martha Lapp as to an undivided 50% interest, and David K. Lapp as to the remaining 50% undivided interest (conveyance deed), in the Baltimore County land records to memorialize the conveyance of ownership in the property to the Lapps.
5. Corrective easements shall be completed to formalize the approval and shall include waiver of the landowners' right to request termination of the easement; and
6. The Lapps to sign the Board approval letter to document their consent of the conditions of the agricultural subdivision approval.

Ms. Turner introduced the item. Ms. Benjamin was available to address the Board.

Motion #7: To approve the request of an agricultural subdivision, incorporating all staff recommendations in addition to the added condition that the pre-existing dwelling shall be non-subdividable, as presented.

Motion: Dell Second: Yerkes
Status: Approved

D. HOWARD COUNTY

- | | | | |
|----|----------------|-------------------------------|---------------|
| 1. | 13-79-05sub #1 | Reuwer Family Resources Trust | ~213.16 acres |
| | 13-79-05sub #2 | Reuwer Family Holdings Trust | ~86.25 acres |

Request:

Request approval to create a Forest Mitigation Bank in multiple areas of the original MALPF easement that will be documented with a Forest Easement Overlay. The overlay easements are broken into the following configuration:

1. Sub#1 (Tax parcel 221) contains Forest Easement Overlay B (4.78 acre), Forest Easement Overlay A1 (31.74 acre) and Forest Easement Overlay A2 (12.82 acres)
Total Sub#1 Forest Easement Overlay = 49.34 acres
2. Sub#2 (Tax parcel 14) contains all of Forest Easement Overlay C (0.56 acres) and Forest Easement Overlay A3 (1.18 acres).
Total Sub#2 Forest Easement Overlay = 1.74 acres

Recommendation:

Per the terms of COMAR 15.15.13. Staff recommends approval of the request, with the following conditions:

1. The proposal is reviewed and receives a written opinion on the appropriateness of the forest easement overlay proposal from the Maryland Department of Agriculture's Office of Resource Conservation as required under COMAR 15.15.13.05.A.(2).
2. The Forest Easement Overlay must be provided for review and approval of MALPF Staff and OAG prior to recording (template county easement form has been provided).
3. The original MALPF easement must be amended to waive the right to request termination of the easement after 25 years.
 - a. The easement amendments will also document the MALPF Board retroactive subdivision approval from 2008, with the owners responsible for any expenses associated with the easement amendments.
 - b. To document the 2008 subdivision configuration, the owner shall

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Ms. Dilip presented the item. Ms. Herr-Cornwell provided the Department of Planning's agreement and recommended approval.

Motion #9: To approve recertification request from Harford County land preservation program under COMAR 34.03.03.

Motion: Yerkes Second: Calkins
Status: Approved

B. WITHDRAWN

C. Washington County Re-Certification Request

Recommendation:

Washington County's land preservation program complies with the requirements under COMAR 34.03.03; therefore, MDP and MALPF staff recommend, and MDP has approved, recertification for Fiscal Years 2026-2030 (July 1, 2025 – June 30, 2030)

Ms. Lueders presented the item. Ms. Herr-Cornwell provided the Department of Planning's agreement and recommended approval.

Motion #10: To approve recertification request from Harford County land preservation program under COMAR 34.03.03

Motion: Dell Second: Calkins
Status: Approved

VII. INFORMATION AND DISCUSSION

N/A

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): (3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition; (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 #12: To adjourn the regular session at 10:43 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: Hough Second: Herr-Cornwell
Status: Approved

The Closed Meeting of the Board was held from 10:54 a.m. to 11: 39 a.m. on August 26, 2025 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):

(3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition;

(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, Michael Calkins, representing Secretary Kevin Atticks, Maryland Department of Agriculture, William Buckel, Gary Dell, Sean Hough, Tanya Spandhla, and J. Bruce Yerkes.

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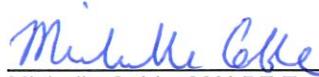
The following Board members were absent: Wayne Stafford, Jenell McHenry, Ruby Thomas Ben Seigel, representing Comptroller Brooke E. Lierman.

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

TOPICS DISCUSSED:

- A. Approval of May 27, 2025 Closed Minutes and June 24, 2025 Closed Minutes
- B. Status Report of Pending Legal Issues
- C. FY 25/26 Round One Offers
- D. Harford County FY24 lot relocation approval.
- E. Harford County FY25 Request to Assign Option Contract
- F. Update- Maryland Piedmont Reliability Project

Respectfully Submitted:



Michelle Cable, MALPF Executive Director