

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
OPEN MEETING MINUTES
July 22, 2025**

This meeting was held via internet and telephone conference call.

Trustees Participating:

Cricket Goodall, Chair
Michael Calkins, representing Secretary Kevin Atticks, Maryland Department
of Agriculture
Ben Seigel, representing Comptroller Brooke E. Lierman
Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland
Department of Planning
William Buckel
Sean Hough
Tanya Spandhla
Jenell McHenry

Trustees Absent:

Gary Dell
Wayne Stafford
Joseph Wood
J. Bruce Yerkes

Others Participating:

Michelle Cable, MALPF Executive Director
Chana Turner, MALPF Lead Administrator
Rama Dilip, MALPF Administrator
Erin Lueders, MALPF Administrator
Kim Hoxter, MALPF Monitoring, Enforcement and Database Coordinator
Renee Dyson, 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
Jackie Roque, Carroll County Staff
Jen Wilson, Harford County Program Administrator
Mike Stringer, Anne Arundel County Program Administrator
Billy Gorski, Anne Arundel County Staff
Catherine McCulley, Caroline County Program Administrator
Donna Landis-Smith, Queen Anne's County Program Administrator
Joe Pippin, Queen Anne's County Staff
Kaitlin Lee, Harford County Staff
Sydney Garner, St. Mary's County Program Administrator
Mike Weyand, Montgomery County Program Administrator
Colin Harrison, Wicomico County Program Administrator
Julie Enger, Department of General Services Appraiser
Cal Carpenter, Charles County Staff
Peggy (Margaret) Smith, Harford County Landowner
Judy Matthews, Harford County Landowner

Ms. Goodall, Chair, called the meeting to order at 9:04 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

A. Approval of Open Minutes from May 27, 2025.

Motion #1: To approve minutes from May 27, 2025.

Motion: Sean Hough Second: Michael Calkins
Status: Approved

B. Approval of Open Minutes from June 24, 2025.

Motion #2: To approve minutes from June 24, 2025.

Motion: Sean Hough Second: Debbie Herr-Cornwell
Status: Approved

II. ADDITION / DELETION OF AGENDA ITEMS

N/A

III. ANNOUNCEMENTS

Ms. Cable thanked all that attended the Maryland Buy Local Kickoff Cookout last week. It was very hot but very successful.

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. HARFORD COUNTY

1. 12-81-02Ae Snake Lane, LLC ~110.00 acres

Request:

Request approval to replace the original legal description of the easement to reflect the corrected perimeter of the easement per new survey.

Recommendation:

Staff recommends approval with the following conditions:

1. Satisfaction of all applicable requirements/conditions set forth in COMAR 15.15.11.03.C (3) governing corrective easements.
2. The Corrective Easement (DOE) will replace the legal description, confirm that no family lot rights remain on the easement property, and waive the 25-year termination clause (the owners agreed to this change).
3. The landowner signing a letter acknowledging the conditions of approval as provided herein, and of any other conditions of approval as determined by the Foundation's Board.

Ms. Dilip introduced the item. Ms. Wilson, Ms. Smith, and Ms. Matthews were available to address the Board. Ms. Matthews noted one correction in the agenda memo, Snake Lane, LLC paid for the survey expenses, not Mr. and Ms. Matthews individually.

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Motion #3: To approve the request to replace the original legal description of the easement to reflect the corrected perimeter of the easement's new survey, incorporating all staff recommendations, as presented.

Motion: Debbie Herr-Cornwell
Status: Approved

Second: Michael Calkins

B. ANNE ARUNDEL COUNTY

1. 02-13-02 Catterton, Richard W. ~156 acres

Request:

1. Request approval of an agricultural subdivision to divide the property into a ~56-acre parcel (Parcel 1), and a ~100-acre parcel (Parcel 2).
2. Request approval for the relocation of one of the two pre-existing dwellings (Dwelling 1) from Parcel 2 to Parcel 1. Dwelling 1 will be a floating, non-subdividable building envelope. If the agricultural subdivision is approved, relocating Dwelling 1 will ensure that a dwelling is associated with each agriculturally subdivided parcel in perpetuity. Both pre-existing dwellings will be made non-subdividable from the farm.

Recommendation:

1. Staff recommend approval of the agricultural subdivision subject to compliance with COMAR 15.15.11 et seq. and 15.15.12. et seq.; and
2. Staff recommend approval of relocating Dwelling 1 to Parcel 2, subject to:
 - a. Compliance with COMAR 15.15.04; and
 - b. Completing the corrective easement listed in A. below.

Each of the above recommendations is further subject to:

A. Recording corrective easements in the Anne Arundel County land record to memorialize the agricultural subdivision of the property; the relocation of Dwelling 1 as a floating, non-subdividable building envelope to Parcel 1; and confirm that Dwelling 1 and Dwelling 2 will each be non-subdividable from the farm in perpetuity. The relocation of Dwelling 1 is further subject to lot location approval.

B. Landowner signing and returning a copy of an approval letter acknowledging and agreeing to the terms herein; and

C. The Landowner shall pay all expenses associated with the agricultural subdivision and the relocation of Dwelling 1, including, without limitation, all expenses associated with title search, title insurance premiums, settlement fees and survey costs.

Ms. Turner introduced the item. Mr. Gorski and Mr. Stringer were available to address the Board.

Motion #4: To approve the request of an agricultural subdivision to divide the property, incorporating staff recommendations, as presented.

Motion: Sean Hough
Status: Approved

Second: Michael Calkins

Motion #5: To approve the request for the relocation of Dwelling #1 to Parcel #1 as a floating, non-subdividable building envelope and keep Dwelling #2 on Parcel #2 as a non-subdividable dwelling, incorporating staff recommendations, as presented.

Motion: Debbie Herr-Cornwell
Status: Approved

Second: Sean Hough

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V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS:

N/A

VI. PROGRAM POLICY

N/A

VII. INFORMATION AND DISCUSSION

A. FY 2025 Inspection Deadline Extension Requests

Motion #6: To approve the request to give Caroline and Kent counties extensions of their inspection deadlines, as presented.

Motion: Michael Calkins Second: Debbie Herr-Cornwell
Status: Approved

B. End of Fiscal Year 2025 Inspection Report

VIII. CLOSED SESSION

There was no Closed Session.

There being no further business, the Open Session was adjourned at 9:33 a.m.

Motion #7: To adjourn the Open Session.

Motion: Hough Second: Calkins
Status: Approved

Respectfully Submitted:



Michelle Cable, MALPF Executive Director