

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

**July 28, 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  
Ruby Thomas  
William Buckel  
Wayne Stafford  
Jenell McHenry  
Allen Stiles

**Trustees Absent:**

Gary Dell  
Ben Seigel, representing Comptroller Brooke E. Lierman  
Tanya Spandhla  
Sean Hough

**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, MALPF Monitoring and Stewardship Coordinator  
Amanda Massoni, MALPF Fiscal Specialist  
Renee Dyson, Assistant Attorney General, Department of General Services  
Patrick Martyn, Assistant Attorney General, Department of General Services  
Mike Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture  
Morenike Oyenusi, Assistant Attorney General, Department of General Services  
Jen Wilson, Harford County Program Administrator  
Kaitlin Lee, Harford County Staff  
Megan Benjamin, Baltimore County Program Administrator  
Julie Enger, DGS Appraiser  
Roy Cool, Allegany County Program Administrator  
Cal Carpenter, Charles County Staff  
Noelani Brockett, Charles County Staff  
Cassie Hoy, Dorchester County Program Administrator  
William Malkus, Dorchester County landowner  
Mark Howard, Dorchester County landowner  
Billy Gorski, Anne Arundel County Staff  
John Groves, Garrett County Staff  
Sydney Garner, St. Mary's County Program Administrator  
Colin Harrison, Wicomico County Program Administrator  
Mike Weyand, Montgomery County Program Administrator  
Catherine McCulley, Caroline County Program Administrator

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.

**I. APPROVAL OF MINUTES**

Approval of Open Minutes from June 23, 2026

Motion #1: To approve minutes from June 23, 2026.

Motion: Thomas Second: Connelly  
Status: Approved

**II. ADDITION / DELETION OF AGENDA ITEMS**

N/A

**III. ANNOUNCEMENTS**

Ms. Cable informed the Board that MALPF received 210 applications for the merged FY27/28 application cycle as of the due date of July 1, 2026. MALPF staff are reviewing the applications and will then send them to DGS to begin the appraisal process.

Ms. Cable thanked Patrick Martyn for his years supporting the MALPF program. She extended well wishes on his well-deserved retirement, and noted that he was always welcome to come back for visits.

Ms. Cable introduced Ms. Oyenusi, a new Assistant Attorney General with DGS that will be overseeing the MALPF program and providing support.

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.

**IV. EASEMENT AMENDMENTS**

**A. DORCHESTER COUNTY**

1. 09-90-10 Malkus 1 Business Trust & ~384.851 acres  
Malkus 2 Business Trust (Formerly Blackwater Farms, Inc)

Request:

Request retroactive approval to agriculturally subdivide the property into a ~323-acre parcel ("Parcel 1") and a ~68 acre parcel ("Parcel 2").

Recommendation:

Per the terms of COMAR 15.15.12, et al, Staff recommends approval of the request, with the following conditions:

1. All regulatory requirements have been met.
2. Transactional expenses shall be the responsibility of landowners including, without limitation, title, survey, and settlement expenses. Updated title work for the property will be required, as well as a survey pursuant to item 5 below.
3. Corrective easements to be recorded in the Dorchester County land records for each parcel that will include the removal of the request to terminate the easement clause contained in the original Easement, per COMAR 15.15.12.04.
4. The pre-existing dwelling on Parcel 2 will be made non-subdividable and the Corrective Easement for Parcel 2 will include that provision.
5. The landowners shall submit to the Foundation a survey plat prepared by a Maryland licensed surveyor depicting the resulting divided parcels, together with legal 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.
6. Receipt of Trust documents of Malkus 1 Business Trust and Malkus 2 Business

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Trust. Only individuals who are both current Beneficiaries of the Trusts and shareholders in Blackwater as of October 12, 1993 (the date of the MALPF Easement) would be able to exercise family lot rights. [The Trust documents have been received and reviewed by the Office of the Attorney General].

7. If approved, the landowners shall sign the Board approval letter acknowledging 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. Hoy and Mr. Malkus were available for any questions from the Board.

Motion #2: To approve the retroactive request to agriculturally subdivide the property, incorporating staff recommendations, as presented.

Motion: Connelly Second: Buckel  
Status: Approved

2. 09-01-16 Howard, David and Sherrie ~79.899 acres

### Request:

Request approval of a 1.0 acre child's lot for Mark Howard to be combined with his residential parcel which is adjacent to the MALPF eased property but not subject to a preservation easement (Uneased Parcel).

### Recommendation:

Staff recommends approval subject to the following conditions:

1. The size of the child's lot is to be 1.0 acre, and in no case shall it be larger than 1.0 acre.
2. The child's lot and Mark's Uneased Parcel are to be combined into one parcel of record in the real property records of Dorchester County. (Combined Parcel).
3. MALPF shall be reimbursed for the acreage released for the child lot at the rate of \$800.00 per acre.
4. The existing dwelling currently located on the Uneased Parcel, which will be located on the newly configured Combined Parcel if this request is approved, is only for the personal use of the child Mark Howard as his primary residence and cannot be transferred for five years from the date of the recording of the release of the child's Lot.
5. The Landowners and child must execute a declaration of restrictions over the entire Combined Parcel memorializing the landowners' and child's agreement that no further development can occur on the Combined Parcel.
6. The Landowners, at their sole expense, shall be responsible for all costs and fees associated with the release of the child's lot and the creation of the Combined Parcel, including the costs of producing a boundary line survey and metes and bounds descriptions of the child's Lot, and of the Combined Parcel that shows the boundaries of the child's Lot and the Uneased Parcel as one contiguous Combined Parcel. The survey is to be performed by a professional land surveyor or engineer licensed to do business in the State of Maryland. [A draft survey depicting the revised Parcel 179 after an addition of a 1.0-acre contiguous area has been received.]
7. Dorchester County must provide a copy of the building permit for the dwelling that currently exists on the Uneased Parcel, or other documentation acceptable to MALPF that may be required so that MALPF can release the child's lot acreage from the terms of the deed of easement.
8. The Landowners, along with Mark and Erin Howard, shall sign a letter acknowledging and agreeing to the conditions listed herein.
9. 9. As the property was partially Federal funded, documentation of approval by NRCS is required.

Ms. Dilip introduced the item. Ms. Hoy and Mr. Howard were available for any questions from the Board.

Motion #3: To approve a 1.0-acre child's lot for Mark Howard to be combined with his residential parcel which is adjacent to the MALPF-eased property but not subject to a preservation easement, incorporating staff recommendations, as presented.

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Motion: Thomas  
Status: Approved                      Second: Herr-Cornwell

**B. GARRETT COUNTY**

1.        11-99-01                      Conner, Jeffrey and Christa                      ~157.77 acres

Request:

Request approval to exclude a child's lot for Taylor Jade Glotfelty (formerly Conner). (1.0 acre, up to 2.0 acres if conditions are met for the increased acreage of up to 2.0 acres per Statute.)

Recommendation:

Staff recommends approval.

Ms. Turner introduced the item. Mr. Groves was available for any questions from the Board.

Motion #4:        To approve the request to exclude a child's lot for Taylor Jade Glotfelty, incorporating staff recommendations, as presented.

Motion: Buckel                      Second: Thomas  
Status: Approved

**C. ANNE ARUNDEL COUNTY**

1.        02-81-12                      Dee Corporation                      ~392.6161 acres

Request:

Request approval for a Forest Conservation Easement overlay.

Recommendation:

Per the terms of COMAR 15.15.13.03.E, Staff recommends approval of the request for the forest conservation easement overlay, subject to the following conditions:

1. All regulatory requirements must be met;
2. The final survey delineating location must be submitted for review and approval of MALPF staff and OAG prior to recording of the FCE [owners have provided a draft]; and
3. The FCE must be provided for review and approval of MALPF staff and OAG prior to recording.

Ms. Lueders introduced the item. Mr. Gorski was available for any questions from the Board.

Motion #5:        To approve the request for a Forest Conservation Easement overlay, incorporating staff recommendations, as presented.

Motion: Buckel                      Second: Thomas  
Status: Approved

2.        02-81-13                      Oak Crest Farm                      ~165.746 acres

Request:

Request approval for a special occasion event area.

Recommendation:

Staff recommends approval pursuant to Section 2-513(d), Agriculture Article, Annotated Code of Maryland (special events statute) conditioned upon:

- 1) The landowners' signature acknowledging the approval letter with conditions;
- 2) The landowner providing a survey as provided below;
- 3) A baseline on-site inspection of the events area report completed to MALPF's satisfaction prior to the first scheduled event; and

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- 4) Entering into an unrecorded agreement with the Foundation to memorialize the location of the special occasion events area (including parking), specifying the means of access to the special events area and acknowledging that the right to host special occasion events will automatically be extinguished upon a transfer of the property.

Ms. Lueders introduced the item. Mr. Gorski was available for any questions from the Board.

Motion #6: To approve the request for a special occasion event area, incorporating staff recommendations, as presented.

Motion: Thomas Second: Connelly  
Status: Approved

### D. QUEEN ANNE'S COUNTY

1. 17-89-08e Miles, Mary Evelyn ~211 acres

#### Request:

Request re-approval of a 1.664-acre child's lot for Paul Miles, Jr. (as this is a re-approval, the statutory conditions for the 1.664-acre size of the lot have already been documented.)

#### Recommendation:

Staff recommends approval.

Ms. Turner introduced the item and was available for any questions from the Board.

Motion #7: To approve the re-request of a 1.664-acre child's lot for Paul Miles, Jr., incorporating staff recommendations, as presented.

Motion: Buckel Second: Herr-Cornwell  
Status: Approved

### V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS

N/A

### VI. PROGRAM POLICY

N/A

### VII. INFORMATION AND DISCUSSION

#### A. FY 2026 Inspection Deadline Extension Requests

Queen Anne's County requests an extension to the June 30, 2026, deadline for completion of inspections. The county submitted a letter to the Board explaining their situation and requests an extension to complete inspections and submit reports by October 1, 2026.

Motion #8: To approve the inspection extension request for Queen Anne's County to submit inspection reports by October 1, 2026, as presented.

Motion: Connelly Second: Thomas  
Status: Approved

#### B. End of Fiscal Year 2026 Inspection Report

### 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

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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 #9: To adjourn the regular session at 9:50 a.m. to move into a closed session to consult with counsel to obtain legal advice; and to consult with staff, consultants, or other individuals about pending or potential litigation.

|         |          |         |               |
|---------|----------|---------|---------------|
| Motion: | Buckel   | Second: | Herr-Cornwell |
| Status: | Approved |         |               |

The Closed Meeting of the Board was held from 9:53 a.m. to 10:06 a.m. on July 28, 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):

(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, Steve Connelly, representing Secretary Kevin Atticks, Maryland Department of Agriculture, Ruby Thomas, William Buckel, Allen Stiles, and Jenell McHenry.

The following Board members were absent: Ben Seigel, representing Comptroller Brooke E. Lierman, Sean Hough, Gary Dell, Wayne Stafford, and Tanya Spandhla.

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, Patrick Martyn, Assistant Attorney General, Maryland Department of General Services, and Morenike Oyenusi, Assistant Attorney General, Maryland Department of General Services.

### TOPICS DISCUSSED:

- A. Approval of June 23, 2026, Closed Minutes
- B. Status Report of Pending Legal Issues
- C. FY25/26 Option Contract revision request
- D. Update – Maryland Piedmont Reliability Project

Respectfully Submitted by:  
Michelle Cable, MALPF Executive Director  
MALPF Board of Trustees Approved: August 25, 2026