

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

June 23, 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
Gary Dell
Ruby Thomas
William Buckel
Wayne Stafford
Sean Hough
Jenell McHenry

Trustees Absent:

Tanya Spandhla
Allen Stiles
Ben Seigel, representing Comptroller Brooke E. Lierman

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
Jeffrey Fretwell, MDA Director of Budget and Capital Grants
Jen Wilson, Harford County Program Administrator
Mike Stringer, Anne Arundel County Program Administrator
Kaitlin Lee, Harford County Staff
Megan Benjamin, Baltimore County Program Administrator
Mike Weyand, Montgomery County Program Administrator
Will Lefort, DGS Appraiser
Julie Enger, DGS Appraiser
Roy Cool, Allegany County Program Administrator
J.P. Smith Jr., Carroll County Program Administrator
Catherine McCulley, Caroline County Program Administrator
Elisa Deflaux, Talbot County Program Administrator
Lisa Ledman, St. Mary's County Staff
Dawn and Lester Leung, Baltimore County Landowners
Cal Carpenter, Charles County Staff

Ms. Goodall, Chair, called the meeting to order at 9:08 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

Approval of Open Minutes from May 26, 2026

Motion #1: To approve minutes from May 26, 2026, with the correction noted by Bill Buckel incorporated.

Motion:	Hough	Second:	Herr-Cornwell
Status:	Approved		

II. ADDITION / DELETION OF AGENDA ITEMS

N/A

III. ANNOUNCEMENTS

Ms. Cable informed the Board that the next cycle of applications are due to MALPF on July 1st, and that this will be the merged FY27/28 application cycle.

Ms. Cable reminded the Board that for any Board votes, Board members will cast their votes for, or against a motion by using the “raised hand” option in Google Meets (or by saying “aye” or “nay,” if calling in by phone/without access to the “raised hand” option) when the call for the vote is presented. Ms. Cable will count the votes for and against to confirm whether a motion has passed.

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. CARROLL COUNTY

1. 06-80-07ex1Sub#1 Schaeffer, Noah & Pamela ~155 acres

Request:

Request approval of an agricultural subdivision to divide the property to create a ~33-acre parcel and a ~120-acre parcel.

Recommendation:

Per the terms of COMAR 15.15.12. et al, Staff recommends **denial** of the request as it (a) does not satisfy COMAR 15.15.12.04.E which requires that each divided parcel contains at least 50 acres and (b) with respect to the resulting divided parcel which would contain less than 50 acres, it does not satisfy the conditions for exceptions to the 50-acre requirement set forth in COMAR 15.15.12.04.F(1).

Ms. Dilip introduced the item. Mr. Smith was available for any questions from the Board. Ms. Cable went into the history of the easement property, specifically around the Board previous 2014 agricultural subdivision approval, the concerns the Board had regarding the size and configuration of the subdivision request, and the ultimate conditions the Board included in the 2014 approval. Ms. Cable and Mr. Steadman explained why the current configuration of the agricultural subdivision does not meet the regulatory exception of allowing for a less than 50-acre stand-alone divided parcel, the Board does not have the authority to approve the subdivision as presented under current regulations.

Ms. Cable informed the Board that there is an ongoing committee that is reviewing the Agricultural Subdivision regulations, which will include the minimum size limitation and possible exception to the minimum size as part of the consideration.

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Motion #2: Move to table request until the Committee tasked to review the Agricultural Subdivision Regulations has finished their work and recommendations are ready. At that time, if changes are implemented through the regulatory amendment process, the owners can resubmit their subdivision request.

Motion: Connelly Second: Stafford
Opposition: Thomas and Buckel
Status: Approved

B. BALTIMORE COUNTY

1. 03-91-25Ae Leung, Lester & Dawn ~71 acres

Request:
Request approval for a tenant house.

Recommendation:
Staff recommends approval, in accordance with COMAR 15.15.03 et seq., subject to the following conditions:

1. If approved, the landowners shall provide a precise and clear schematic of the tenant house, with a legend describing square-footage of the tenant house pursuant to COMAR 15.15.03.D. (4), as defined below.
2. If approved, within 30 days of its issuance, the landowner shall sign and return a copy of the conditional approval letter acknowledging and agreeing to the terms and conditions of approval of this request.

Ms. Turner introduced the item. Ms. Benjamin, Dr. and Ms. Leung were available for any questions from the Board.

Motion #3: To approve the request for a tenant house, incorporating staff recommendations, as presented.

Motion: Hough Second: Thomas
Status: Approved

2. 03-91-25Ae Leung, Lester & Pamela ~71 acres

Request:
Request approval for a revision of a conditionally approved land exchange, from a 1.0-acre even exchange to a .912-acre even exchange.

Recommendation:
Staff recommend approval, subject to:

1. satisfaction of all applicable requirements/conditions set forth in COMAR 15.15.11, including, but not limited to, a determination that the value of the easement will not be diminished as a result of the land exchange. Additional requirements include:
 - a. Approval of value by DGS
 - b. Completion and approval of a survey
 - c. Approval by BPW
2. the landowners signing a letter acknowledging the conditions of approval as provided herein, as well as any additional conditions imposed by the Foundation's Board;
3. the landowners shall be responsible for all expenses associated with the corrective easement transaction including but not limited to title work, title insurance premiums, surveys, and any other costs, fees, or charges; and
4. the landowners entering a corrective easement and a partial release to memorialize the land exchange, by recording the same in the Baltimore County land records.

Ms. Turner introduced the item. Ms. Benjamin, Dr. and Ms. Leung were available for any questions from the Board.

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Motion #4: To approve the request for a revision of a conditionally approved land exchange, 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. FY 2026 Inspection Deadline Extension Requests

Caroline 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 September 15, 2026.

Motion #5: To approve the inspection extension request for Caroline County to submit inspection reports by September 15, 2026, as presented.

Motion: Herr-Cornwell Second: Hough
Status: Approved

Kent 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 August 31, 2026.

Motion #6: To approve the inspection extension request for Kent County to submit inspection reports by August 31, 2026, as presented.

Motion: Thomas Second: Herr-Cornwell
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): (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 #7: To adjourn the regular session at 10:01 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: Thomas Second: Hough
Status: Approved

The Closed Meeting of the Board was held from 10:03 a.m. to 10:21 a.m. on June 23, 2026, via internet and telephone conference call, pursuant to the provisions of the General Provisions Article Section 3-305 (b): Annotated Code of Maryland:

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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, Gary Dell, Ruby Thomas, William Buckel, Sean Hough, Jenell McHenry and Wayne Stafford.

The following Board members were absent: Allen Stiles, Ben Seigel, representing Comptroller Brooke E. Lierman, 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, and Patrick Martyn, Assistant Attorney General, Maryland Department of General Services.

TOPICS DISCUSSED:

- A. Approval of May 26, 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: July 28, 2026