

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

June 24, 2025

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
Ben Seigel, representing Comptroller Brooke E. Lierman
Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland
Department of Planning
William Buckel
Gary Dell
Sean Hough
Tanya Spandhla
Wayne Stafford
Joseph Wood
J. Bruce Yerkes

Trustees Absent:

Jenell McHenry

Others Participating:

Michelle Cable, MALPF Executive Director
Chana Turner, MALPF Lead Administrator
Rama Dilip, MALPF Administrator
Beth Beales, MALPF Administrator
Erin Lueders, MALPF Administrator
Kim Hoxter, MALPF Monitoring, Enforcement and Database Coordinator
Amanda Massoni, MALPF Fiscal Specialist
Patrick Martyn, Assistant Attorney General, Department of General Services
Renee Dyson, Assistant Attorney General, Department of General Services
Mike Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture
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
Tom Savage, Representative of Freemans, Cecil County Landowners
Catherine McCulley, Caroline County Program Administrator
Donald Freeman, Cecil County Landowner
Donna Landis-Smith, Queen Anne's County Program Administrator
Joe Pippin, Queen Anne's County Staff
John Meck, Cecil County Landowner
Kaitlin Lee, Harford County Staff
Maggie Creshkoff, Cecil County Landowner
Roy Cool, Allegany County Program Administrator
Shannon O'Neil, Frederick County Program Administrator
Sydney Garner, St. Mary's County Program Administrator
William Freeman, Cecil County Landowner
William Goldman, Cecil County Program Administrator
Mike Weyand, Montgomery County Program Administrator
Althea Dulin, Talbot County Landowner
Matthew Tedesco, Attorney for Patuxent River Mitigation Bank
Rob Swam, Patuxent River Mitigation Bank
Kendall Nemiek, Patuxent River Mitigation Bank

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Jeff Olin, Patuxent River Mitigation Bank
Aubree Budhram, Patuxent River Mitigation Bank
Chelsea Smith, Patuxent River Mitigation Bank

Ms. Goodall, Chair, called the meeting to order at 9:06 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

DELETED- May minutes to be approved at July meeting.

II. ADDITION / DELETION OF AGENDA ITEMS

N/A

III. ANNOUNCEMENTS

Ms. Cable informed the Board that Cara Frye was no longer with the State, and that Mr. Martyn and Ms. Dyson are taking over the counties that were previously assigned to Ms. Frye.

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. FREDERICK COUNTY

1. 10-87-10 Edward & Carolyn Hallein ~156.375 acres

Request:

Request approval for two family lots:

1. to establish an acre non-subdividable building envelope as a child's lot (requesting 1 acre, up to 2 acres, if conditions are met for the increased acreage of up to 2 acres per Statute) for an eligible child, Katrina Hallein (who is a current owner of the farm); and
2. to release an owner's lot (requesting 1 acre, up to 2 acres, if conditions are met for the increased acreage of up to 2 acres per Statute) for Carolyn Hallein.

Recommendation:

Staff recommends approval of the request, with the following conditions:

1. Child's lot as a non-subdividable envelope request:
 - a) The size of the non-subdividable envelope to be only one (1) acre, which would encompass all impervious surface improvements for residential uses with the below ground improvements (such as the septic reserve area(s) or well) may be located outside the envelope;
 - b) Completion of an Amendment that will document the non-subdividable child's lot;
 - c) The Amendment will include the 5-year occupancy requirement of the child's lot to apply to the entirety of the farm (which is only possible since the child is also an owner of the property); and
 - d) The Amendment must be recorded prior to the preliminary release for the Owner's lot.
2. Owner's lot:
 - a) The size of the owner's lot, including the means of access, to be one (1) acre, subject to possible increased acreage of up to two (2) acres pursuant to Agriculture

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Motion #2: To deny the request of the sale of mitigation credits, incorporating staff recommendations, as presented.

Motion: Dell Second: Yerkes
Opposed: Speigel
Status: Approved

Mr. Tedesco asked if an applicant could resubmit a request for consideration. Ms. Cable and Mr. Steadman informed them that if additional, new information was provided to the Board, an applicant could ask the Board to review and reconsider a previous request.

C. CARROLL COUNTY

1. 06-79-07es Powel Estate ~198.75 acres

Request:

Request change of Board condition in previous agricultural subdivision approval.

Recommendation:

Staff recommends approval to proceed with the Powel agricultural subdivision transaction without requiring the corrective Easement for the parcel owned by the Burnetts (Sub#2). Sub#2 was approved in 2005, at which time MALPF regulations did not require a corrective easement to document the agricultural subdivision.

Ms. Dilip introduced the item. Ms. Roque was available to address the Board.

Motion #3: To approve the removal of a previous condition included in the April 2024 agricultural subdivision approval, incorporating staff current recommendations, as presented.

Motion: Connelly Second: Dell
Status: Approved

D. CECIL COUNTY

1. 07-99-01e Estate of Ann Ramsdell Freeman ~161 acres

Request:

To approve the relocation of a pre-existing dwelling that, upon relocation will be non-subdividable from the easement property.

Recommendation:

Staff recommends approval of the request, with the following conditions:

- 1) Approval of the request by the Agricultural Conservation Easement Program (ACEP) as described below;
- 2) Compliance with COMAR 15.15.04 et al as described below, including the removal of the current existing dwelling from the property within 60 days of the date of issuance of the use and occupancy certificate for the new dwelling by Cecil County, or sooner if required under County law;
- 3) Recording of an amendment to the deed of easement in the Cecil County land records that will:
 - a. document the new location of the dwelling;
 - b. affirm that the dwelling will be non-subdividable from the farm;
 - c. describe the terms and conditions of the Foundation's and ACEP's approvals for the relocation of the dwelling pursuant to COMAR 15.15.04.05;
- 4) Within 30 days of its issuance, the landowner signing and returning a letter acknowledging and agreeing to the terms and conditions of the approval of this request.

Ms. Leuder's introduced the item. Mr. Goldman, Messrs Freeman, and Mr. Savage were available to address the Board. Messrs. Freeman agreed that they are willing to keep both pre-existing dwellings as non-subdividable with the farm as part of this transaction.

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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, Kim Hoxter, Amanda Massoni, Michael Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture, Patrick Martyn, Assistant Attorney General, Maryland Department of General Services, and Renee Dyson, Assistant Attorney General, Maryland Department of General Services.

TOPICS DISCUSSED:

- A. INTENTIONALLY DELETED
- B. INTENTIONALLY DELETED
- C. FY 25/26 Round One Offers

Respectfully Submitted:



Michelle Cable, MALPF Executive Director