

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
OPEN MEETING MINUTES
March 25, 2025**

This meeting was held via internet and telephone conference call.

Trustees Participating:

Cricket Goodall, Vice Chair
Michael Calkins, representing Secretary Kevin Atticks, Maryland Department
of Agriculture
Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland
Department of Planning
Gary Dell
Jenell McHenry
Joseph Wood

Trustees Absent:

J. Bruce Yerkes
Tanya Spandhla
Sean Hough
William Buckel
Ben Speigel, representing Comptroller Brooke E. Lierman

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
Billy Gorski, Anne Arundel County Staff
Cal Carpenter, Charles County Staff
Chelsea Smith, Patuxent River Mitigation Bank
Kendall Hogan, Patuxent River Mitigation Bank
Althea Dulin, Eastern Shore Landowner
Chris Boggs, Washington County Program Administrator
Julie Enger, DGS Appraiser
Elisa Deflaux, Talbot County Program Administrator
Jeanine Nutter, Prince George's County Program Administrator
Jeffrey Fretwell, MDA Director of Budget and Capital Grants
Jen Wilson, Harford County Program Administrator
Kaitlin Lee, Harford County Staff
Joe Pippin, Queen Anne's County Staff
Joy Levy, Howard County Program Administrator
Leslie Lynn, Harford County Landowner
Michael German, Patuxent River Mitigation Bank
Michael Stringer, Anne Arundel County Program Administrator
Mike Weyand, Montgomery County Program Administrator
Roy Cool, Allegany County Program Administrator
Summer Roen, Calvert County Staff
J.P. Smith, Jr., Carroll County Program Administrator
Jeff Olin, Patuxent River Mitigation Bank

MALPF Board Open Meeting Minutes March 25, 2025

IV. EASEMENT AMENDMENTS

A. FREDERICK COUNTY

1. 10-96-05 Coblentz ~112.597 acres

Request:

Request approval to relocate previously approved child's lot of up to 2.0 acres for Charles H. Coblentz, Jr.

Recommendation:

Staff recommends approval.

Ms. Lueders introduced the item and was available to answer any questions from the Board.

Motion #3: To relocate previously approved child's lot of up to 2.0 acres for Charles H. Coblentz, Jr., as presented.

Motion: Herr-Cornwell Second: Dell
Status: Approved

B. CARROLL COUNTY

1. 06-90-21A Tracey, Michael ~90.617 acres

Request:

Request approval to exclude up to 2 acres for a child's lot for Zachary (Zach) Tracey.

Recommendation:

Staff recommends approval with the condition that the previously approved child's lot for Benjamin David Tracey is created and built first.

Ms. Dilip introduced the item. Mr. Smith was available to address the Board.

Motion #4: To approve the request to approve up to 2.0 acres for a child's lot for Zachary Tracey, under the condition that the previously approved child's lot (Benjamin David Tracey) is created and built first, as presented.

Motion: Herr-Cornwell Second: Dell
Status: Approved

C. HARFORD COUNTY

1. 12-80-01ce Sub#1 Lynn, Leslie & Jeff ~101.00 acres

Request:

Request approval for special occasion events area

Recommendation:

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

1. Lynns provide an update on the Forest Mitigation project (Board approved 2010).
2. The Lynns complete the steps required by Harford County to proceed with this Request.
3. The landowner providing a survey as provided below,
4. A baseline on-site inspection of the events area report completed to MALPF's satisfaction prior to the first scheduled event,
5. Entering into an unrecorded agreement with the Foundation to memorialize the location of the special occasion events area, specifying the means of access to the special events area and acknowledging that the special events area will be extinguished upon a transfer of the property.
6. The landowners signing a letter acknowledging conditions of approval as

MALPF Board Open Meeting Minutes March 25, 2025

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 #9: To adjourn the regular session at 10:26 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; to consult with counsel to obtain legal advice; and to consult with staff, consultants, or other individuals about pending or potential litigation.

Motion: Dell Second: Calkins
Status: Approved

The Closed Meeting of the Board was held from 10:31 a.m. to 10:44 a.m. on March 25, 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, Vice Chair, Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland Department of Planning, Michael Calkins, representing Secretary Kevin Atticks, Maryland Department of Agriculture, Gary Dell, Jenell McHenry, and Joe Wood,

The following Board members were absent: J. Bruce Yerkes, Tanya Spandhla, Sean Hough, William Buckel, Ben Speigel, 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, Kim Hoxter, Amanda Massoni, Michael Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture, Patrick Martyn, Assistant Attorney General, Maryland Department of General Services, Renee Dyson, Assistant Attorney General, Maryland Department of General Services.

TOPICS DISCUSSED:

- A. Approval of January 28, 2025 and February 25, 2025 Closed Session Minutes
- B. Status Report of Pending Legal Issues
- C. FY 2024 Option Contract amendment.

Respectfully Submitted:



Michelle Cable, MALPF Executive Director