

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
OPEN MEETING MINUTES  
November 25, 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  
Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland  
Department of Planning  
Ben Seigel, representing Comptroller Brooke E. Lierman  
William Buckel  
Wayne Stafford  
Allen Stiles  
Gary Dell

**Trustees Absent:**

Tanya Spandhla  
Sean Hough  
Ruby Thomas  
Jenell McHenry

**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, 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  
Michael Calkins, Assistant Secretary, Maryland Department of Agriculture  
Joe Pippin, Queen Anne's County Program Administrator  
Sydney Garner, St. Mary's County Program Administrator  
Jen Wilson, Harford County Program Administrator  
Catherine McCulley, Caroline County Program Administrator  
Kaitlin Lee, Harford County Staff  
Megan Benjamin, Baltimore County Program Administrator  
Mike Weyand, Montgomery County Program Administrator  
Beth Ahalt, Frederick County Staff  
J.P. Smith, Jr., Carroll County Program Administrator  
Matthew Tedesco, Stanley Martin Homes, Attorney  
David Bramble, Queen Anne's County Landowner  
Rob Swam, Rodgers Consulting, representing Stanley Martin Homes  
Julie Enger, DGS Appraiser  
Aubree Budhram, Patuxent Mitigation Bank  
Tom Bramble, Queen Anne's Landowner  
Kendall Nemic, Stanley Martin Homes  
Roy Cool, Allegany County Program Administrator  
Ashley McAvoy, Howard County Staff  
Joy Levy, Howard County Program Administrator  
Chelsea Smith, Patuxent Mitigation Bank  
Michael Sonnenfeld, Land Preservation Trust  
Alejandro Villegas, Rodgers Consulting, representing Stanley Martin Homes  
Susan Llareus, Maryland Department of Planning

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Ms. Goodall, Chair, called the meeting to order at 9:03 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**

A. Approval of Open Minutes from October 28, 2025.

Motion #1: To approve minutes from October 28, 2025.  
Motion: Stafford Second: Seigel  
Status: Approved

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

N/A

**III. ANNOUNCEMENTS**

Ms. Cable reminded everyone that we do not have a December meeting, wishing everyone a happy and healthy holiday.

Ms. Cable welcomed Ashely McAvoy, the new Howard County Agricultural Preservation Planner, working with Joy Levy.

Ms. Cable informed everyone that the new Strategic House Plan for the State is in an open comment period, if anyone is interested in participating in the open survey.

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. CARROLL COUNTY

1. 06-23-10 Rinehart, Bryan and Jena ~123.192 acres

Request:

Request to exclude an unrestricted lot (1 acre, up to 2 acres, if conditions are met for the increased acreage of up to 2 acres per Statute).

Recommendation:

Staff recommend approval pursuant to MD. Code, Agriculture Article, Section 2-513(b)(3) and (7).

Ms. Dilip introduced the item. Mr. Smith was available for any questions from the Board.

Motion #2: To approve the request to exclude an unrestricted lot incorporating all staff recommendations, as presented.  
Motion: Connelly Second: Dell  
Status: Approved

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2. 06-80-13e Parrish, Michelle & Blacksten, Tracey ~117.144 acres

Request:

Request approval to place an overlay Right of Way (ROW) easement on the easement property for purposes of a reciprocal joint driveway easement.

Recommendation:

Staff recommend approval with the following conditions:

1. the landowners 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;
2. satisfaction of all applicable requirements/conditions set forth below under the header "COMAR 15.15.16, *Guidelines for Granting Overlay Easements and Rights-of-Way*";
3. Approval of the ROW agreement by the Foundation and the Office of the Attorney General as required by COMAR 15.15.16 (a copy of the agreement has been provided for MALPF review); and
4. Approval of a survey delineating the location of the ROW by the Foundation and the Office of the Attorney General as required by COMAR 15.15.16 (a copy of the survey has been provided for MALPF review).

Ms. Dilip introduced the item. Mr. Smith was available for any questions from the Board.

Motion #3: To approve the request to place an overlay ROW easement incorporating all staff recommendations, as presented.

Motion: Connelly Second: Stafford  
Status: Approved

3. 06-89-24e Hoff, Kathleen ~18.6256 acres

Request:

Request approval to exclude a child's lot for Matthew M. Hoff (1 acre, up to 2 acres, if conditions are met for the increased acreage of up to 2 acres per Statute).

Recommendation:

Staff recommends approval.

Ms. Dilip introduced the item. Mr. Smith was available for any questions from the Board.

Motion #4: To approve the request for a child's lot for Matthew M. Hoff, as presented.

Motion: Stafford Second: Stiles  
Status: Approved

**B. QUEEN ANNE'S COUNTY**

1. 17-97-08 Bramble, Mildred ~92.12 acres  
17-95-06 Bramble, Thomas & Evelyn ~208 acres  
17-25-15 Bramble, David & Clara ~8.49 acres

Request:

Request approval of an agricultural subdivision of the ~92.12 acres owned by Mildred Bramble (Mildred's parcel) into two 46.06-acre parcels. One of the proposed subdivided 46.06-acre parcels will be consolidated with the existing 208-acre MALPF easement (17-95-06) owned by Thomas and Evelyn Bramble (Thomas's parcel). The remaining 46.06-acre parcel will be consolidated with the existing 8.49-acre MALPF easement (17-25-16) owned by David and Clara Bramble (David's parcel).

Recommendation:

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



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- d) The development of this property has been approved for the development project through a County Council resolution last year in December 2024.
- e) The required credits are needed to fulfill a Prince George's County mandated road improvement construction for a road that ownership and management will be transferred to Prince George's County upon completion of construction.

Ms. Cable introduced the item and went through the changes and new information since the Board last reviewed the request in June 2025. Mr. Tedesco, Ms. Smith, and other representatives from Stanley Martin Homes and the Patuxent Mitigation Bank were available to address the Board. Mr. Tedesco informed the Board that the required road that necessitates the need for the mitigation credits is already publicly dedicated, but requires the private developer to complete the construction.

Ms. Herr-Cornwell inquired what the assurances are that the PFA designation process will be completed. Ms. Smith and Mr. Tedesco replied that all steps have been completed and reviews provided that initiated the process and at this point it the County Council or Applicant would have to affirmatively request the process to be withdrawn for the designation process not to be completed.

Motion #7: To approve the renewed request of the sale of mitigation credits outside of a PFA, incorporating all staff recommendations, as presented.

Motion: Connelly Second: Siegel  
Opposition: Herr-Cornwell  
Status: Approved

**V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS**  
N/A

**VI. PROGRAM POLICY**

A. Close FY25-26 Round One Easement Acquisition Cycle

Request:  
Close FY25-26 Round One Easement Acquisition Cycle

Ms. Cable and Mr. Steadman introduced the item.

Motion #8: To close the FY25-26 Round One Easement Acquisition Cycle, as presented.

Motion: Dell Second: Stafford  
Status: Approved

**VII. INFORMATION AND DISCUSSION**

N/A

**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 #9: To adjourn the regular session at 10:17 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.

Motion: Stafford Second: Herr-Cornwell  
Status: Approved

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The Closed Meeting of the Board was held from 10:25 a.m. to 10:51 a.m. on November 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, Chair, Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland Department of Planning, Steve Connelly, representing Secretary Kevin Atticks, Maryland Department of Agriculture, Ben Seigel, representing Comptroller Brooke E. Lierman, William Buckel, Gary Dell, Wayne Stafford, and Allen Stiles.

The following Board members were absent: Tanya Spandhla, Sean Hough, Ruby Thomas, and Jenell McHenry.

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 October 28, 2025. Closed Minutes
- B. Status Report of Pending Legal Issues
- C. FY 25/26 Round 2 Offers
- D. Update- Maryland Piedmont Reliability Project

Respectfully Submitted:

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Michelle Cable, MALPF Executive Director