

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

November 26, 2024

This meeting was held via internet and telephone conference call.

Trustees Participating:

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
Alex Butler, representing Comptroller Brooke E. Lierman
Gary Dell
Joseph Wood
J. Bruce Yerkes

Trustees Absent:

Catherine Cosgrove
Sean Hough
Gilbert "Buddy" Bowling

Others Participating:

Michelle Cable, Executive Director
Chana Turner, MALPF Administrator
Rama Dilip, MALPF Administrator
Amanda Massoni, MALPF Fiscal Specialist
Mike Steadman, Jr., Assistant Attorney General, Department of Agriculture
Patrick Martyn, Assistant Attorney General, Department of General Services
Renee Dyson, Assistant Attorney General, Department of General Services
Cara Frye, Assistant Attorney General, Department of General Services
Sarel Cousins, MDA Conservation Grants
Jackie Roque, Carroll County Staff
Billy Gorski, Anne Arundel County Staff
Sierra Criste, MARBIDCO
Megan Benjamin, Baltimore County Program Administrator
Julie Enger, Department of General Services Appraiser
Will Lefort, Department of General Services Appraiser
Jen Wilson, Harford County Program Administrator
Donna Landis-Smith, Queen Anne's County Program Administrator
Lily Wagner, Worcester County Staff
Joy Levy, Howard County Program Administrator
Beth Ahalt, Frederick County Staff
Mike Weyand, Montgomery County Program Administrator
Chris Boggs, Washington County Program Administrator

Cricket Goodall, Vice 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 Open Minutes from October 22, 2024

A. Approval of Minutes of October 22, 2024

Motion #1: To approve minutes from October 22, 2024.

Motion:	Yerkes	Second:	Dell
Status:	Approved		

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II. ADDITION / DELETION OF AGENDA ITEMS

N/A

III. ANNOUNCEMENTS

Ms. Cable informed the Board that the Governor's Office has made one new appointment to the Board for the Agricultural Commission representative and we are expecting more before the end of the year. Ms. Cable also announced that two new MALPF Administrators have accepted offers to join MALPF and will begin on December 11th.

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. WITHDRAWN

B. BALTIMORE COUNTY

1. 03-94-09AE Ensor, Peter D.J. and Alice M. ~90 acres

Request – Baltimore County:

Request approval for up to 2.0 acres for a child's lot for the landowner's daughter, Katherine Elizabeth Tracey.

Recommendation:

Staff recommends approval.

Ms. Turner introduced the item. Ms. Benjamin was available to answer questions from the Board.

Motion #2: To approve the request of up to 2.0 acres for a child's lot for the landowner's daughter, Katherine Elizabeth Tracey, as presented.

Motion: Dell Second: Wood
Status: Approved

C. FREDERICK COUNTY

1. 10-96-05 Coblentz, Terry & Charles Sr. ~112.597 acres

Request – Frederick County:

Request approval to exclude up to 2.0 acres from the easement for a child's lot for Charles H. Coblentz, Jr.

Recommendation:

Staff recommends approval for up to 2 acres for the lot, with the condition that the owners pursue the lots in the order of numbered priority, only moving onto the location of option 2 if option 1 is unsuccessful for any subdivision regulatory requirement.

Ms. Cable introduced the item. Ms. Ahalt was available to answer questions from the Board.

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Motion #3: To approve the exclusion up to 2.0 acres from the easement for a child's lot for Charles H. Coblenz, Jr., incorporating staff recommendations, as presented.

Motion: Calkins Second: Yerkes
Status: Approved

2. 10-83-02 Hipkins, Elwood and Thelma. ~376.79acres

Request – Frederick County:

Request approval for a tenant house.

Recommendation:

Staff recommends approval of a tenant house for a beef cattle operation, with a condition that both the landowners and grandson will need to sign an acknowledgement that the grandson cannot live in the tenant house if he ever obtains an ownership interest in the farm.

Ms. Cable introduced the item. Ms. Ahalt was available to answer questions from the Board.

Motion #4: To approve the request for a tenant house, incorporating staff recommendations, as presented

Motion: Yerkes Second: Calkins
Status: Approved

D. WASHINGTON COUNTY

1. 21-80-02sub#1 Ford, Donna ~42.47 acres

Request – Washington County:

Request exemption of the 5-year residency requirement of Donna Ford's owner's lot due to health needs.

Recommendation:

Foundation staff recommends approval for an exemption of the 5-year residency requirement due to the recent medical diagnosis of Ms. Ford that necessitates her to relocate to no longer live alone.

Ms. Cable introduced the item. Mr. Boggs was available to answer questions from the Board.

Motion #5: To approve the exemption of the 5-year residency requirement of Donna Ford's owner's lot due to health needs, as presented.

Motion: Herr-Cornwell Second: Dell
Status: Approved

E. CARROLL COUNTY

1. 06-99-12e Howes, Raymond and Cyndy ~208.48 acres

Request – Carroll County:

Request approval to exclude up to 2 acres for a child's lot for Karey Howes

Recommendation:

Staff recommends approval.

Ms. Dilip introduced the item. Ms. Roque was available to answer questions from the Board.

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Motion #6: To approve the exclusion up to 2.0 acres from the easement for a child's lot for Karey Howes, as presented.

Motion: Dell Second: Yerkes
Status: Approved

2. 06-99-12e Howes, Raymond and Cyndy ~208.48 acres

Request – Carroll County:

Request approval of agricultural subdivision to divide the property to create a ~84-acre parcel and a ~124-acre parcel.

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 must be satisfied.
2. Transactional expenses shall be the responsibility of Raymond and Cyndy Howes including, without limitation, title, survey, and settlement expenses.
3. Corrective easements shall be completed to formalize the agricultural subdivision that will include, among other things, the following provisions:
 - the previously released owner's lot on the new ~84 acre will be non-subdividable and
 - the pre-existing dwelling on the new ~124 acre will be non-subdividable

On approval, the landowner shall submit to the Foundation copies of a survey plat depicting the resulting divided parcels of the land, together with legal descriptions of said parcels, in accordance with survey specifications to be provided to the landowners following MALPF's review of title work for the property.

4. As per the terms of COMAR 15.15.12.04, the right to request to termination of the Easement will be waived and this waiver will be incorporated in the corrective easements.
5. Raymond and Cyndy Howes shall sign the Board approval letter to document their consent of the conditions of the agricultural subdivision approval.

Ms. Dilip introduced the item. Ms. Roque was available to answer questions from the Board.

Motion #7: To approve the request for an agricultural subdivision to divide the property to create a ~84-acre parcel and a ~124-acre parcel, incorporating staff recommendations, as presented.

Motion: Wood Second: Dell
Status: Approved

F. HOWARD COUNTY

1. 13-79-03 A&B Idiot's Delight, Inc. and Corp. No. II ~195.55 acres

Request – Howard County:

Request approval of the sale of mitigation credits outside of a Priority Funding Area (PFA) for a residential development project in Prince George's County.

Recommendation:

Staff recommends Board approval as the project location is immediately adjacent to a PFA, zoned as high density multifamily residential development, and is located in an approved water and sewer area.

Ms. Cable introduced the item. Ms. Levy was available to answer questions from the Board.

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Motion #8: To approve the sale of mitigation credits outside of a Priority Funding Area (PFA) for a residential development project in Prince George's County, incorporating staff recommendations, as presented

Motion: Herr-Cornwell Second: Wood
Status: Approved

V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS:

N/A

VI. PROGRAM POLICY

N/A

VII. INFORMATION AND DISCUSSION

N/A

VIII. CLOSED SESSION

Ms. Goodall asked for a motion to adjourn 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.

Motion #9: To adjourn the regular session at 9.57 am 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: Yerkes Second: Dell
Status: Approved

The Closed Meeting of the Board was held from 10:08 a.m. to 10:14 a.m. on November 26, 2024, via internet and telephone conference call, pursuant to the provisions of the General Provisions Article Section 3-305 (b): Annotated Code of Maryland: (3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

During the Closed Meeting, the following Board members were present: Cricket Goodall, Vice Chair, Deborah Herr Cornwell, representing Secretary Rebecca Flora, Michael Calkins, representing Secretary Kevin Atticks, Alex Butler, representing Comptroller Brooke E. Lierman, Gary Dell, Joe Wood, and Bruce Yerkes.

The following Board members were absent: Cathy Cosgrove, Gilbert "Buddy" Bowling, and Sean Hough.

The following MALPF staff and legal representatives were also present during the closed session meeting: Michelle Cable, Chana Turner, Rama Dilip, 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, and Cara Frye Assistant Attorney General, Maryland Department of General Services.

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TOPICS DISCUSSED:

- A. Approval of minutes- 10-22-2024
- B. FY23 Easement Option Contract review
- C. FY23 Easement Option Contract review
- D. FY24 Easement Option Contract review

Respectfully Submitted:



Michelle Cable, Executive Director