

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

**October 28, 2025**

**This meeting was held via internet and telephone conference call.**

**Trustees Participating:**

Cricket Goodall, Chair  
Michael Calkins, 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  
Sean Hough  
Wayne Stafford  
Allen Stiles  
Ruby Thomas  
Jenell McHenry  
Gary Dell

**Trustees Absent:**

Tanya Spandhla

**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  
Cal Carpenter, Charles County staff  
Chris Boggs, Washington County Program Administrator  
Jeffrey Fretwell, MDA Director of Budget and Capital Grants  
Donna Landis-Smith, Queen Anne's County Program Administrator  
Joe Pippin, Queen Anne's County staff  
Joseph Wiley, Baltimore County staff  
Sydney Garner, St. Mary's County Program Administrator  
Jen Wilson, Harford County Program Administrator  
Mike Stringer, Anne Arundel County Program Administrator  
Catherine McCulley, Caroline County Program Administrator  
Kaitlin Lee, Harford County Staff  
Colin Harrison, Wicomico County Program Administrator  
Julie Enger, Department of General Services Appraiser  
Elisa Deflaux, Talbot County Program Administrator  
Mike Weyand, Montgomery County Program Administrator  
J.P. Smith, Jr., Carroll County Program Administrator  
Charles and Beatrice Filburn, Harford County Landowners  
Will LeFort, Appraiser, Department of General Services

Ms. Goodall, Chair, called the meeting to order at 9:02 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**

A. Approval of Open Minutes from September 25, 2025.

Motion #1: To approve minutes from September 25, 2025.

Motion: Stafford                      Second: Herr-Cornwell  
Status: Approved

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

N/A

**III. ANNOUNCEMENTS**

Ms. Cable reminded everyone that there was only one more Board meeting this year, in November, as we do not have a December meeting.

Ms. Cable informed everyone that Donna Landis-Smith, the long time Queen Anne's County Program Administrator, was retiring at the end of October. Ms. Cable thanked her for the years of work she did to support the agricultural community in Queen Anne's County and support farmland preservation around the whole State.

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. 06-82-05 Shirley, Glenn, Deborah, Henry, Patricia & Elaine ~191.91 acres

Request:

Request approval for Glenn and Deborah Shirley's child's lot for their daughter, Barbara Ann Shirley (1 acre, up to 2 acres, if conditions are met for the increased acreage pursuant to statute).

Recommendation:

Staff recommends approval.

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

Motion #2: To approve the request for a child's lot for Barbara Ann Shirley, as presented.

Motion: Dell                              Second: Herr-Cornwell  
Status: Approved

2. 06-24-11 Osburn, Brittany and Nicholas ~18.6256 acres

Request:

Request location approval for (1) a 1-acre, unpaid, non-subdividable building envelope to build a house on the farm and (2) Forest Conservation Easement (FCE) overlay over 2.90 acres of easement property as required by the County for completion of their dwelling.

Recommendation:

Staff recommend approval with the following conditions:

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- (1) Per the terms of the Deed of Easement Article III.D.2 dated the 3rd day of January 2025, Staff recommends approval of the request for the non-subdividable building envelope, subject to the following conditions:
  1. All regulatory requirements must be met.
  2. The owners shall provide a survey showing the location and configuration of the building envelope, its access, with written metes and bounds description, signed and sealed by a Maryland Registered Surveyor, within ninety days of approval [owners have provided the required survey and legal description];
  3. The approval shall be memorialized by an Agreement of Building Envelope to be recorded in the land records of Carroll County; and
  4. The building envelope may not be subdivided or conveyed separate and apart from the Easement property.
  
- (2) Per the terms of COMAR 15.15.13.03.E, Staff recommends approval of the request for the forest conservation easement overlay, subject to the following conditions:
  1. All regulatory requirements must be met;
  2. The final survey delineating location must be submitted for review and approval of MALPF staff and OAG prior to recording of the FCE [owners have provided a draft]; and
  3. The FCE must be provided for review and approval of MALPF staff and OAG prior to recording.

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

Motion #3: To approve the requests for (1) a 1-acre, non-subdividable building envelope to build a house on the farm; and (2) a Forest Conservation Easement (FCE) overlay over ~2.90 acres of easement property as required by the County for completion of their dwelling, incorporating all staff recommendations, as presented.

Motion: Herr-Cornwell                      Second: Dell  
Status: Approved

B. HARFORD COUNTY

1. 12-24-05                      Filburn, Charles and Beatrice                      ~20.1900 acres

Request:  
Request approval for Charles and Beatrice Filburn's child's lot for their son, Jeffrey Alan Filburn (1 acre, or up to 2 acres, if conditions are met for the increased acreage pursuant to statute).

Recommendation:  
Staff recommends approval.

Ms. Dilip introduced the item. Ms. Wilson and Mr. and Mrs. Filburn were available to address the Board.

Motion #4: To approve the request for a child's lot for Jeffrey Alan Filburn, incorporating staff recommendations, as presented.

Motion: Dell                                      Second: Thomas  
Status: Approved

C. WASHINGTON COUNTY

1. 21-21-12                      Strite, Joel & Evalinda                      ~123 acres

Request:  
Request approval to relocate pre-existing dwelling.

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Recommendation:

Staff recommends approval conditioned upon:

1. recording of an amendment to the deed of easement in the Washington 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; and
  - c. describe the terms and conditions of the Foundation's approval for relocation of the dwelling pursuant to COMAR 15.15.04.05; and
2. signing and returning within 30 days of its issuance, a letter acknowledging and agreeing to the terms and conditions of the approval of the request.

Ms. Beales introduced the item. Mr. Boggs was available to address the Board.

Motion #5: To approve the request to relocate a pre-existing dwelling incorporating all staff recommendations, as presented.

Motion: Calkins Second: Dell  
Status: Approved

D. BALTIMORE COUNTY

1. 03-94-01 Nash Family Farm Irrevocable Inter Vivos Trust ~85.63 acres

Request:

Request for a 5-year extension to the validity of the preliminary release previously approved for a child lot for Larry Nash. The extended release expires on February 5, 2026.

Recommendation:

Under COMAR 15.15.06.05.B.2, Staff recommend approval for the extension.

Ms. Turner introduced the item. Mr. Wiley was available to address the Board.

Motion #6: To approve the request for a 5-year extension to the validity of the preliminary release previously approved for a child lot for Larry Nash, incorporating all staff recommendations, as presented.

Motion: Hough Second: Herr-Cornwell  
Status: Approved

V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS  
N/A

VI. PROGRAM POLICY

- A. Draft Revised Regulations for COMAR 15.15.01 "Guidelines for the Maryland Agricultural Land Preservation Program"

Request:

MALPF Staff requests that the Board approve proposed changes to COMAR 15.15.01 "Guidelines for the Maryland Agricultural Land Preservation Program"

Ms. Cable and Mr. Steadman introduced the item.

Motion #7: To approve the proposed changes to COMAR 15.15.01, incorporating all staff recommendations, as presented.

Motion: Thomas Second: Stafford  
Status: Approved

- B. Draft Revised Regulations for COMAR 15.15.05 "Easement Termination Requests"

Request:

MALPF Staff requests that the Board approve proposed changes to COMAR 15.15.05 "Easement Termination Requests".

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Ms. Cable and Mr. Steadman introduced the item.

Motion #8: To approve the proposed changes to COMAR 15.15.05, incorporating all staff recommendations, as presented.

Motion: Thomas  
Status: Approved                      Second: Stafford

**VII. INFORMATION AND DISCUSSION**

A. FY 2026 Quarterly Inspection Report

Ms. Hoxter presented the item and was available to address any questions from the Board.

**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 9:39 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: Hough                      Second: Dell  
Status: Approved

The Closed Meeting of the Board was held from 09:42 a.m. to 10:06 a.m. on October 28, 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, Michael Calkins, representing Secretary Kevin Atticks, Maryland Department of Agriculture, Ben Seigel, representing Comptroller Brooke E. Lierman. William Buckel, Sean Hough, Jenell McHenry, Gary Dell, Allen Stiles, and Ruby Thomas.

The following Board members were absent: Tanya Spandhla and Wayne Stafford

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.

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TOPICS DISCUSSED:

- A. Approval of September 23, 2025. Closed Minutes
- B. Status Report of Pending Legal Issues
- C. FY 25/26 Offers – Round One
- D. Somerset County Option Contract revision
- E. Update- Maryland Piedmont Reliability Project

Respectfully Submitted:



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Michelle Cable, MALPF Executive Director