

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
OPEN MEETING MINUTES  
September 23, 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  
Tanya Spandhla  
Allen Stiles  
Ruby Thomas

**Trustees Absent:**

Jenell McHenry  
Gary Dell

**Others Participating:**

Michelle Cable, MALPF Executive Director  
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  
Billy Gorski, Anne Arundel County Staff  
Sean Crawford, Anne Arundel County landowner representative  
Donna Landis-Smith, Queen Anne's County Program Administrator  
Jennifer David, Calvert County Program Administer  
Megan Benjamin, Baltimore 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  
Beth Ahalt, Frederick County Staff  
Lisa Ledman, St. Mary's County Staff  
Elisa Deflaux, Talbot County Program Administrator  
J.P. Smith, Jr., Carroll County Program Administrator  
Roy Cool, Allegany County Program Administrator  
Joan Becker, Howard County landowner representative  
Anthony Brown, Howard County Landowner  
Missy Garavente, Baltimore County Landowner  
Mike Weyand, Montgomery County Program Administrator

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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 August 26, 2025.

Motion #1: To approve minutes from August 26, 2025.

Motion:           Stafford           Second:       Hough  
Status:           Approved

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

N/A

**III. ANNOUNCEMENTS**

Ms. Cable introduced Ruby Thomas (at large) and Allen Stiles (Maryland Grange) as newly appointed Board members. Ms. Thomas and Mr. Stiles each shared a little about themselves.

Ms. Cable informed the Board that the Dept. of Agriculture met with the Dept. of Budget and Management the previous day to go over the FY27 capital budget request. Based on the BRFA that was passed during the 2025 legislative session, MALPF anticipates ~\$13.3 million will be transferred from the MALPF share of the transfer tax and moved into the General Funds.

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. BALTIMORE COUNTY

1.	03-02-06SUB#1	F. Whittingham Foster, et al. The Annieluda Land Company	SUB#1 ~218 acres SUB#2 ~73 acres
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Request:

Request approval for a lot line adjustment where ~3.5 acres would transfer from a 218-acre parcel owned by the Foster Family to an ~73-acre parcel owned by The Annieluda Land Company, LLC (Annieluda), resulting in an ~214.5-acre parcel and an ~76.5-acre parcel. The Foster Family and Annieluda are collectively referred to as the "landowners."

Recommendation:

Staff recommend approval of the request subject to the following conditions:

1. Compliance with COMAR 15.15.11.03 et seq. which requires, among other things:
  - a. if approved, landowners paying for the cost of all title work, title insurance premiums, surveys, and documentation necessary to accommodate the plan;
  - b. landowners entering into corrective easements to memorialize the 2008 ag subdivision of the property and the proposed lot line adjustment whereby ~3.5 acres of land from the Foster Family portion of the easement to the Annieluda portion of the easement;
2. approval of this request by NRCS as described below; and



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

Motion: Stafford Second: Hough  
Status: Approved

C. ST. MARY'S COUNTY

1. 18-21-01 Abell, David Lloyd J. ~85 acres

Request:

Request approval to exclude up to 1.0 acre for an unrestricted lot to be used for construction of a cell tower.

Recommendation:

Staff recommends approval, subject to the following conditions:

1. Compliance with MD. Code, Agriculture Article, Section 2-513(b)(3) and (7);
2. Receipt of reimbursement from the landowner to the Foundation as described below;
3. Receipt of a letter from St. Mary's County LUGM Department stating that the unrestricted lot, including access to the lot from Black Creek Road, has been approved and is in compliance with all LUGM, planning and zoning requirements; and
4. The combination of the lot and access is not larger than 1.0 acre; and If approved, receipt of a copy of the approval letter signed by the landowner acknowledging and agreement to the terms and conditions herein.

Ms. Beales introduced the item. Ms. Ledman was available to address the Board.

Motion #5: To approve the request to exclude up to 1.0 acre for a cell tower, incorporating all staff recommendations, as presented.

Motion: Stafford Second: Herr-Cornwell  
Status: Approved

2. 18-17-28 Tennyson Family Revocable Trust ~30.97 acres  
Ronald G. Tennyson & Gwendolyn M. Tennyson, Trustees

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 subject to the following conditions:

1. Compliance with MD. Code, Agriculture Article, Section 2-513(b)(3) and (7).
2. Receipt of a copy of The Tennyson Family Revocable Trust and any and all amendments thereto;
3. Receipt of reimbursement from the landowner to the Foundation;
4. Receipt of a letter from St. Mary's County LUGM Department stating that the unrestricted lot, including access to the lot from Tennyson Family Lane, has been approved and is in compliance with all LUGM planning and zoning requirements and;
5. If approve, receipt of a copy of the approval letters signed by the landowner acknowledging and agreement to the terms and conditions herein.

Ms. Beales introduced the item. Ms. Ledman was available to address the Board.

Motion #6: To approve the request to exclude an unrestricted lot, incorporating all staff recommendations, as presented.

Motion: Thomas Second: Spandhla  
Status: Approved

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D. ANNE ARUNDEL COUNTY

1. 02-15-01 Alison F. Nordholm Trust ~134.3453 acres

Request:

Request to approve a Stream Restoration Overlay Easement ("Overlay") on the subject property, totaling ~5.4 acres.

Recommendation:

Staff recommends approval:

- A. pursuant and subject to compliance with MALPF's Water Resource Easement Overlays Policy as approved April 28, 2020; and Office of Resource Conservation review per Policy item 03.B.(5) and the Nutrient Tracking Tool baseline assessment per (11)(c)
- B. subject to review and approval of the Overlay easement document by MALPF Staff and the Office of the Attorney General;
- C. subject to approval of a survey by MALPF Staff and the Office of the Attorney General;
- D. if approved, subject to the landowners signing and returning a copy of the approval letter within 30 days of the date of the approval letter, acknowledging and agreeing to the terms and conditions stated therein. :

Ms. Lueders introduced the item. Mr. Gorski, Mr. Stringer, and Mr. Crawford were available to address the Board.

Motion #7: To approve the request to approve a Stream Restoration Easement Overlay, incorporating all staff recommendations, as presented.

Motion: Thomas Second: Herr-Cornwell  
Status: Approved

E. FREDERICK COUNTY

1. 10-80-07 Huffer Family Farm, LLC (Martin & David Huffer) ~128.353 acres

Request:

Request for 1) retroactive approval for agritourism operation; and 2) approval for Tier 2 commercial events pursuant to MALPF's Permitted Uses Policy (Uses Policy).

Recommendation:

Staff recommend approval upon consideration of the criteria set forth in Md. Code Ann., Agriculture Article § 2-513(b). COMAR 15.15.07.03 and MALPF's Permitted Uses Policy.

Ms. Lueder's introduced the item. Ms. Ahalt was available to address the Board.

Motion #8: To approve the agritourism operation and the request for Tier 2 commercial events, incorporating all staff recommendations, as presented.

Motion: Calkins Second: Herr-Cornwell  
Status: Approved

V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS:

N/A



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

Respectfully Submitted:



Michelle Cable, MALPF Executive Director