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

September 24, 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

Gilbert "Buddy" Bowling

Gary Dell

J. Bruce Yerkes

Joseph Wood

Trustees Absent:

Catherine Cosgrove

Elizabeth Hill

Others Participating:

Michelle Cable, Executive Director

Chana Turner, MALPF Administrator

Rama Dilip, MALPF Administrator

Amanda Massoni, MALPF Fiscal Specialist

Kim Hoxter, MALPF Monitoring and Stewardship Coordinator

Mike Steadman, Jr., Assistant Attorney General, Department of Agriculture

Patrick Martyn, Assistant Attorney General, Department of General Services

Cara Frye, Assistant Attorney General, Department of General Services

Renee Dyson, Assistant Attorney General, Department of General Services

Charlotte & John Seipp, Wicomico County Landowners

Ann Jones, Land Preservation Trust

Mark Duvall, Baltimore County Landowner

Russell Glenn, Washington County Landowner

Jennifer David, Calvert County Program Administrator

Jenna Zimmerman, Frederick County Staff

Beth Beales, Caroline County Program Administrator

Mike Weyand, Montgomery County Program Administrator

Billy Gorski, Anne Arundel County Staff

Lauren Longo, Howard County Staff

J.P. Smith, Jr., Carroll County Program Administrator

Eddie Franceschi, Anne Arundel County Program Administrator

Joe Pippin, Queen Anne's County Staff

Roy Cool, Allegany County Program Administrator

Cal Carpenter, Charles County Staff

Beth Ahalt, Frederick County Staff

Joe Pippin, Queen Anne's County Staff

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

Kaitlin Lee, Harford County Planner

Kaylee Justice, Wicomico County Program Administrator

Cricket Goodall, Vice 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.

MALPF Board Open Meeting Minutes September 24, 2024

I. Approval of Open Minutes from August 27, 2024 - WITHDRAWN

II. ADDITION / DELETION OF AGENDA ITEMS

III. ANNOUNCEMENTS

Ms. Cable informed the Board that Bill Allen informed MALPF that he was not remaining on the Board. His second term ended as of June 30, 2024, and rather than stay on as a Board member until he is replaced, he resigned his position. Cricket Goodall will serve as Acting Chair until the Governor's Office formally appoints a new Chair.

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. CAROLINE COUNTY

1. 05-89-21

Leona Faye Robinson Revocable Living Trust ~104.62 acres Dated November 4, 2020

Request - Caroline County:

Request approval to exclude up to 2.0 acres from the terms of the easement for an owner's lot for Leona Faye Robinson.

Recommendation:

Staff recommends approval subject to receipt of the above-referenced Trust Agreement and any amendments thereto.

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

Motion #1: To approve the request to exclude up to 2.0 acres from the terms of the easement for an owner's lot for Leona Faye Robinson, as presented.

Motion: Status:

Herr-Cornwell Approved Second:

Bowling

B. WICOMICO COUNTY

1. 22-13-01

Seipp, John and Charlotte

~50 acres

Request - Wicomico County:

Request approval to convert a 1.0-acre subdividable unrestricted lot right to a 1.0-acre non-subdividable building envelope.

Recommendation:

Staff recommends approval.

Ms. Turner introduced the item. Ms. Justice, Mr. & Mrs. Seipp were available to answer questions from the Board.

Motion #2:

To approve the conversion of a 1.0 acre subdividable unrestricted lot to a 1.0 acre non-subdividable building envelope, as presented.

Motion:

Yerkes Approved Second:

Dell

Status:

. . .

MALPF Board Open Meeting Minutes September 24, 2024

V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS:

N/A

VI. PROGRAM POLICY

A. Permitted Uses Policy Discussion- Produce Auctions

Ms. Cable informed the Board that there had been inquiries about whether a produce auction would be an allowed use on a MALPF easement property. Because this is a use that MALPF staff is not familiar with, MALPF staff asked for volunteers for an informal committee to learn more about produce auctions and provide a recommendation to the Board.

The following county staff and Board members volunteered to serve on the committee: Charles Rice and Cal Carpenter (Charles County)
Priscilla Leitch (St. Mary's County)
Jen Wilson and Kaitlin Lee (Harford County)
Beth Ahalt and Jenna Zimmerman (Frederick County)
Megan Benjamin and Joe Wiley (Baltimore County)
Gary Dell, Board member
Debbie Herr-Cornwell, Board member
Bruce Yerkes, Board member

VII. INFORMATION AND DISCUSSION

A. Information provided by Ann Jones with Land Preservation Trust regarding transmission line proposal.

Ms. Jones and Mr. Duvall shared information regarding the proposed MD Piedmont Reliability Project, presented maps of the proposed locations of the transmission lines, indicated the various easements that proposed lines could impact, and expressed concerns regarding the proposal. Mr. Duvall is a landowner that owns multiple farms in the impacted area that are under easement. He expressed his concerns regarding his farming operation and the concern of the impact of the transmission lines on the easement if they are allowed to condemn easement land to construct transmission lines.

MALPF staff informed Ms. Jones and Mr. Duvall that until a formal request has been submitted, the MALPF program isn't involved in the proposal process. Once a request has been submitted, MALPF and MDA will be included in the review process and will provide information on any impact the proposal has to the MALPF program and any specific easement properties.

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 #3: To adjourn the regular session at 10:01 am to move into a closed session to consider the acquisition of real property for a public

purpose.

Motion: Yerkes

Second:

Dell

Status:

Approved

The Closed Meeting of the Board was held from 10:09 a.m. to 10:16 a.m. on September 24, 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.

MALPF Board Open Meeting Minutes September 24, 2024

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, Gary Dell, Joe Wood, and Bruce Yerkes.

The following Board members were absent: Cathy Cosgrove, Alex Butler, representing Comptroller Brooke E. Lierman, Gilbert "Buddy" Bowling, and Elizabeth Hill.

The following MALPF staff and legal representatives were also present during the closed session meeting: Michelle Cable, Kim Hoxter, 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.

TOPICS DISCUSSED:

- A. Status of FY21 open option contract.
- B. FY24 Round Two Offers

Respectfully Submitted:

Michelle Cable, Executive Director