

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
OPEN MEETING MINUTES
JULY 27, 2021**

This meeting was held via internet and telephone conference call.

Trustees Participating:

William Allen, Chair
Taylor Huffman, Vice Chair
Jerome Klasmeier, representing Comptroller Peter Franchot
Deborah Herr Cornwell, representing Secretary Robert McCord, Maryland Department of Planning
Julie Oberg, representing Secretary Joseph Bartenfelder, Maryland Department of Agriculture
Cricket Goodall
Elizabeth Hill
Robin Kable
Joseph Wood
J. Bruce Yerkes

Trustees Absent:

Joanna Kille, representing Treasurer Nancy Kopp
Catherine Cosgrove

Others Participating:

Michelle Cable, MALPF Executive Director
Diane Chasse, MALPF Administrator
Sarel Cousins, MALPF Administrator
Kim Hoxter, MALPF Monitoring, Enforcement and Database Coordinator
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
Devyn King, Cecil County Program Administrator
Martin Sokolich, Talbot County Program Administrator
Jackie Brathuhn, Carrol County Staff
Julie Enger, Department of General Services Appraiser
Darryl Andrews, Department of General Services Appraiser
Will Lefort, Department of General Services Appraiser
Stacey Kubofcik, MARBIDCO staff
Connor McGrath, Landowner representative

Mr. Allen, Chair, called the meeting to order at 9:01 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 June 22, 2021.

Motion #1: To approve minutes from June 22, 2021.

Motion: Klasmeier
Status: Approved

Second: Yerkes

MALPF Board Open Meeting Minutes July 27, 2021

II. ADDITION / DELETION OF AGENDA ITEMS

Ms. Cable informed the Board that item IV.B.2. was added and sent out by email prior to the Board meeting, and that Item VII.A. had been deleted.

III. ANNOUNCEMENTS

Ms. Cable informed the Board that the FY2022 applications have been received and MALPF staff are in the process of reviewing them. There is one application in Charles County that will require a Board member to conduct a site visit. Ms. Cable asked Mr. Wood if he would be willing to conduct a site visit prior to the August Board meeting; Mr. Wood agreed.

Ms. Cable thanked all the attendees for participating in the MALPF teleconference Board meeting. 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. Ms. Cable also 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. 06-96-01A Stambaugh, Rodney and Melanie ~85.14 acres

Request –Carroll County:

Request retroactive approval for a tenant house.

Recommendation

Staff recommends retroactive approval of a tenant house, subject to the owner and tenant signing a letter agreement acknowledging and agreeing that if the tenant(s) acquires any ownership interest in the farm he or she will no longer be allowed to live in the tenant house.

Ms. Chasse introduced the item. Ms. Brathuhn was available to address the Board. Ms. Brathuhn confirmed that the tenants are active workers on the farm.

Motion #2: To approve the retroactive tenant house request, as presented, incorporating staff recommendations.

Motion: Wood Second: Huffman
Status: Approved

B. FREDERICK COUNTY

1. 10-15-11 Horman, George, Winnetka LLLP, Mountain Land LLC ~150.929 acres

Request – Frederick County:

To approve the relocation of a pre-existing dwelling.

Recommendation:

Staff recommends approval. The pre-existing dwelling is non-subdivideable, per the terms of the Deed of Easement (lots were waived). Approval is subject to the completion of an Amendment that will document the new location of the relocated dwelling.

The Amendment will also describe the terms and conditions of the Foundation's approval for the dwelling relocation per COMAR 15.15.04.05.

Ms. Chasse introduced the item.

MALPF Board Open Meeting Minutes July 27, 2021

Motion #3: To approve the relocation of the pre-existing dwelling request, as presented, incorporating staff recommendations.

Motion: Klasmeier Second: Yerkes
Status: Approved

2. 10-08-07 Rocky Glade Ranch, LLC ~ 164.294 acres
and Lee E. Miller Revocable Trust

Request – Frederick County:

Request for retroactive approval for release of 1.007 acres pursuant to Easement's unrestricted lot right. The release will cure an existing violation of the Easement.

Recommendation:

Staff recommends approval.

Ms. Chasse introduced the item. She informed the Board that all landowners have now agreed to the request by signing the request letter. This will resolve the violation, as previously discussed with the Board during Closed Session.

Motion #4: To approve the retroactive unrestricted lot release of 1.007 acre, as presented, incorporating staff recommendations.

Motion: Klasmeier Second: Wood
Status: Approved

V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS:

N/A

VI. PROGRAM POLICY

- A. Request to Close FY 2021 Easement Acquisition Cycle Round One

Request – MALPF Staff:

To close the Round One of easement offers in the FY 2021 application cycle, with the exception of final Round One offers for Queen Anne's County and Frederick County eligible applicants that will be presented to the Board during closed session for consideration. After the Board makes a decision on the final Round One offers, Round Two offers will be presented to the Board for consideration during the closed session.

Ms. Cable introduced the item to the Board.

Motion #5: To approve closing Round One of easement offers in the FY 2021 application and begin Round Two, after the final Round One offers are made during the closed session to Queen Anne's County and Frederick County eligible applicants.

Motion: Klasmeier Second: Huffman
Status: Approved

VII. INFORMATION AND DISCUSSION

- A. DELETED

VIII. CLOSED SESSION

Mr. Allen 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)

