

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
OPEN MEETING MINUTES  
JUNE 22, 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  
Joanna Kille, representing Treasurer Nancy Kopp  
Deborah Herr Cornwell, representing Secretary Robert McCord, Maryland  
Department of Planning  
Cricket Goodall  
Elizabeth Hill  
Robin Kable  
Joseph Wood  
J. Bruce Yerkes

**Trustees Absent:**

Julie Oberg, representing Secretary Joseph Bartenfelder, Maryland Department  
of Agriculture  
Catherine Cosgrove

**Others Participating:**

Michelle Cable, MALPF Executive Director  
Diane Chasse, MALPF Administrator  
Chana Turner, MALPF Administrator  
Sarel Cousins, MALPF Administrator  
Amanda Massoni, MALPF Fiscal Specialist  
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  
Charles Rice, Charles County Program Administrator  
Beth Groth, Charles County Planner  
Joel Binkley, Charles County staff  
Donna Landis-Smith, Queen Anne's County Program Administrator  
J.P. Smith, Jr., Carroll County Program Administrator  
Beth Beales, Caroline County Program Administrator  
Mike Scheffell, Montgomery County Program Administrator  
Martin Sokolich, Talbot County Program Administrator  
Julie Enger, Department of General Services Appraiser  
Will Lefort, Department of General Services Appraiser  
Stacey Kubofcik, MARBIDCO staff  
Connor McGrath

Mr. Allen, Chair, called the meeting to order at 9:04 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 June 22, 2021

**I. APPROVAL OF MINUTES**

A. Approval of Open Minutes from May 25, 2021.

Motion #1: To approve minutes from May 25, 2021.  
Motion: Yerkes Second: Kille  
Status: Approved

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

N/A

**III. ANNOUNCEMENTS**

Ms. Cable announced that there is still a vacant at-large seat on the Board, if anyone has a person they think would be a good addition to the Board, please forward that information to Michelle.

The FY22 applications have started to be submitted, with the due date the following week on July 1<sup>st</sup>.

The Department of Agriculture building is now open and allowing meetings to take place in person. Ms. Cable recommended to the Board that we continue to meet via teleconference through the summer, as it has traditionally been challenging to get quorums during the summer months. Ms. Cable will ask the Board to make a recommendation at the August Board meeting whether we continue meeting virtually, or if the Board wants to return to in person.

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. WASHINGTON COUNTY

1. 21-90-10 Wiles, Charles & Martha ~188 acres

Request – Washington County:

To void the second amended preliminary releases for the child lots for Bradley L. Wiles and Melissa Jean Wiles, merging the child lots into easement property; and to reimburse the payback amounts previously paid to the Foundation for the child lots.

Recommendation:

Staff recommends approval per the criteria specified in Article – Agriculture Section 2-505(c)(5), subject to satisfaction of the following conditions:

1. Merger of the two (2) tax parcels of the lots (Lot 2 and Lot 3 on plat) into the Wiles tax parcel 21;
2. Recording of a new (Simplified) Plat per #1 above to vacate the lot lines;
3. Recording an agreement to void the preliminary releases in the Land Records.

Ms. Cousins introduced the item.

Motion #2: To approve the request to void the second amended preliminary releases for the child lots for Bradley L. Wiles and Melissa Jean Wiles, merging the child lots into easement property; and to reimburse the payback amounts previously paid to the Foundation



MALPF Board Open Meeting Minutes June 22, 2021

**V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS:**

N/A

**VI. PROGRAM POLICY**

A. Charles County Certification Request

Recommendation:

Charles County's land preservation program complies with the requirements under COMAR 34.03.03; therefore, MDP and MALPF staff recommend, and MDP has approved, certification for Fiscal Years 2022, 2023, and 2024 (July 1, 2021 – June 30, 2024)

Ms. Cousins presented the item. Ms. Herr-Cornwell provided the Department of Planning's agreement and recommended approval. Mr. Rice, Ms. Groth, and Mr. Binkley were available to address the Board.

Motion #6: To approve the Certification Request from Charles County land preservation program under COMAR 34.03.03.

Motion: Wood Second: Klasmeier  
Status: Approved

**VII. INFORMATION AND DISCUSSION**

A. FY 2021 Inspection Deadline Extension Requests

Garrett County requests an extension to the June 30, 2021 deadline for completion of inspections. The county submitted a letter to the Board explaining their situation and requests an extension to complete inspections and submit reports (through July 31st).

Dorchester County requests an extension to the June 30, 2021 deadline for completion of inspections. The county submitted a letter to the Board explaining their situation and requests an extension to complete inspections and submit reports (through August 20th).

Ms. Hoxter presented the item and recommended approval. She included an additional extension request from Howard County, through July 31<sup>st</sup>.

Motion #7: To approve the inspection deadline extensions, as requested, for Garrett, Dorchester, and Howard Counties.

Motion: Hill Second: Klasmeier  
Status: Approved

**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) to consult with counsel to obtain legal advice; and (8) to consult with staff, consultants, or other individuals about pending or potential litigation.

Motion #8: To adjourn the regular session at 9:34 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; to consult with counsel to obtain legal advice; and to consult with staff, consultants, or other individuals about pending or potential litigation.

Motion: Yerkes Second: Kille  
Status: Approved

MALPF Board Open Meeting Minutes June 22, 2021

The Closed Meeting of the Board was held from 9:41 a.m. to 10:06 a.m. on June 22, 2021 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: William Allen, Chair, Taylor Huffman, Vice Chair, Jerome Klasmeier, representing Comptroller Peter Franchot, Joanna Kille, representing Treasurer Nancy Kopp, Deborah Herr Cornwell, representing Secretary Robert McCord, Maryland Department of Planning, , Cricket Goodall, Elizabeth Hill, Robin Kable, Joe Wood, and J. Bruce Yerkes.

The following Board members were absent:

Julie Oberg, representing Secretary Joseph Bartenfelder, MD Department of Agriculture  
Cathy Cosgrove

The following MALPF staff and legal representatives were also present during the closed session meeting: Michelle Cable, Diane Chasse, Chana Turner, Sarel Cousins, Kim Hoxter, Amanda Massoni, Michael Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture, Patrick Martyn, Assistant Attorney General, Maryland Department of General Services and Renee Dyson, Assistant Attorney General, Maryland Department of General Services.

TOPICS DISCUSSED:

- A. Approval of May 25, 2021 Closed Session Minutes
- B. Status Report of Pending Legal Issues
- C. FY 2021 Round One Offers
- D. Baltimore County easement offer.

Respectfully Submitted:



Michelle Cable, MALPF Executive Director