

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

**February 27, 2024**

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

**Trustees Participating:**

William Allen, Chair  
Cricket Goodall, Vice Chair  
Steve Connelly, representing Secretary Kevin Atticks, Maryland Department  
of Agriculture  
Ben Seigel, representing Comptroller Brooke E. Lierman  
Joanna Kille, representing Treasurer Dereck E. Davis  
Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland  
Department of Planning  
Catherine Cosgrove  
Gary Dell  
Elizabeth Hill  
Joseph Wood  
J. Bruce Yerkes

**Trustees Absent:**

Gilbert "Buddy" Bowling

**Others Participating:**

Michelle Cable, Executive Director  
Chana Turner, MALPF Lead Administrator  
Elizabeth de Mozenette, MALPF Administrator  
Rama Dilip, MALPF Administrator  
Kim Hoxter, MALPF Monitoring and Stewardship Coordinator  
Amanda Massoni, MALPF Fiscal Specialist  
Patrick Martyn, Assistant Attorney General, Department of General Services  
Mike Steadman, Jr., Assistant Attorney General, Department of Agriculture  
Renee Dyson, Assistant Attorney General, Department of General Services  
Cara Frye, Assistant Attorney General, Department of General Services  
Donna Landis-Smith, Queen Anne's County Program Administrator  
Joe Pippin, Queen Anne's County Staff  
Summer Roen, Calvert County Staff  
Jennifer David, Calvert County Program Administrator  
Katherine Munson, Worcester County Program Administrator  
Shannon O'Neil, Frederick County Program Administrator  
Beth Ahalt, Frederick County Staff  
Brant Webb, Frederick County Landowner  
Joy Levy, Howard County Program Administrator  
JP Smith, Carroll County Program Administrator  
Mike Weyand, Montgomery County Program Administrator  
Billy Gorski, Anne Arundel County Staff  
Elisa Deflaux, Talbot County Program Administrator  
Beth Beales, Caroline County Program Administrator  
Roy Cool, Allegany County Program Administrator  
Bill Amoss, Harford County Program Administrator  
Julie Enger, Department of General Services, Appraiser  
Will Lefort, Department of General Services, Appraiser  
Mike Mullinix Jr, Howard County Landowner  
Mike Mullinix Sr., Howard County Landowner  
Carter Mullinix, Howard County Landowner  
Mark Mullinix, Howard County Landowner  
Heather Barthel, MDA Assistant Secretary of Administration  
Lauren Longo, Howard County Staff

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Priscilla Leitch, St. Mary's County Program Administrator  
Chelsea Tyson, Worcester County Landowner  
Brooks Aydelotte, Worcester County Landowner  
Sharon Kelly, Frederick County Landowner

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.

**I. APPROVAL OF MINUTES**

**A. Approval of Open Minutes from January 23, 2024.**

Motion #1: To approve minutes from January 23, 2024.

Motion: Hill Second: Goodall  
Status: Approved

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

**III. ANNOUNCEMENTS**

Ms. Cable informed the Board that the Legislature is still in session, reminding Board members that if they decide to contact any members or provide any testimony, it is as a private citizen and not an official position as a MALPF Board member. Ms. Cable continued the discussion that began at the January meeting regarding the FY25 Capital Budget, and the idea of merging FY25 and FY26 into a single application status. Ms. Cable is still gathering input from the county advisory boards. Once the budget is passed, the Board will need to make a decision at the April meeting.

Ms. Cable asked the Board if there were any volunteers to participate in a Harford County workgroup for accessory agricultural uses on farms. Bruce Yerkes volunteered to represent the MALPF Board of Trustees and Ms. Cable will participate as staff support.

Ms. Cable asked the county staff that were on the call whether anyone had any announcements to make; there were none.

Ms. Cable reminded the Board that all the non-state employees are required to complete the annual ethics disclosure form by April, and to let her know if any assistance is needed.

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. HOWARD COUNTY**

1. 13-82-03B Mullinix Brothers Partnership ~166 acres

**Request – Howard County:**

Request approval to exclude up to 2 acres each for child lots for Carter Mullinix and Christopher Mullinix.

**Recommendation:**

Staff recommends approval of both the primary and secondary location options.

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Ms. Cable introduced the item and the Mullinix family was available for questions.

Motion #2: To approve the exclusion of up to 2 acres each for child lots for Carter and Christopher Mullinix, in the primary and secondary locations, as presented.

Motion: Dell Second: Yerkes  
Status: Approved

2. 13-82-04B Mullinix Brothers Partnership ~201 acres

Request – Howard County:

Request approval to exclude up to 2 acres each for child lots for Michael Mullinix, Sr. and Michael Mullinix, Jr.

Recommendation:

Per the specific Deed of Easement under (1)(a) of the Covenants, Conditions, Limitations and Restrictions, staff recommends approval for the child lots, both the primary and secondary location options.

Ms. Cable introduced the item and the Mullinix family was available for questions.

Motion #3: To approve the exclusion of up to 2 acres each for child lots for Michael Mullinix, Jr. and Sr., in the primary and secondary locations, as presented.

Motion: Cosgrove Second: Connelly  
Status: Approved

B. FREDERICK COUNTY

1. 10-90-08 Stambaugh, Marie ~117.374 acres

Request – Frederick County:

Request approval for a septic overlay easement of ~0.1193 acres to benefit an adjacent parcel.

Recommendation:

Staff recommends approval subject to:

1. the landowner signing a letter acknowledging the conditions of approval as provided herein, and of any other conditions of approval as determined by the Foundation's Board;
2. satisfaction of all applicable requirements/conditions set forth below under the header "COMAR 15.15.16, Guidelines for Granting Overlay Easements and Rights-of-Way";
3. Approval of the overlay easement by the Foundation and the Office of the Attorney General as required by COMAR 15.15.16; and
4. Approval of a survey delineating the location of the overlay easement by the Foundation and the Office of the Attorney General as required by COMAR 15.15.16.

Ms. Cable introduced the item. Beth Ahalt and Shannon O'Neil with Frederick County, as well as Mr. Webb, the landowner that will benefit from the septic easement, were available to answer questions from the Board.



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Motion #6: To approval a non-subdividable owner's lot, incorporating staff recommendations, as presented.

Motion: Dell Second: Kille  
Status: Approved

D. WITHDRAWN

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

N/A

**VI. PROGRAM POLICY**

1. FY24 Allocation of Funds Report

Ms. Cable presented the report, explaining the distribution of funds.

Motion #7: To approve the FY 2024 Allocation of Funds Report, as presented.

Motion: Goodall Second: Kille  
Status: Approved

2. Legislative Update

Ms. Turner provided the Board with the status of the 2024 legislation which may affect MALPF.

**VII. INFORMATION AND DISCUSSION**

N/A

**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 thereto; and (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 10:54 a.m. to move into a closed session 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: Dell  
Status: Approved

The Closed Meeting of the Board was held from 11:04 a.m. to 12:04 p.m. on February 27, 2024, 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.

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During the Closed Meeting, the following Board members were present: William Allen, Chair, Cricket Goodall, Vice Chair, Ben Seigler, representing Comptroller Brooke E. Lierman, Joanna Kille, representing Treasurer Dereck E. Davis, Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland Department of Planning, Steve Connelly, representing Secretary Kevin Atticks, Maryland Department of Agriculture, Cathy Cosgrove, Gary Dell, Elizabeth Hill, Joe Wood, and J. Bruce Yerkes.

The following Board members were absent: Gilbert "Buddy" Bowling

The following MALPF staff and legal representatives were also present during the closed session meeting: Michelle Cable, Chana Turner, Elizabeth de Mozenette, Rama Dilip, Kim Hoxter, 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. Approval of January 23, 2024, Closed Session Minutes
- B. Status Report of Pending Legal Issues
- C. FY 2024 Round One Offers

Respectfully Submitted:



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Michelle Cable, Executive Director