

Agricultural Preservation Advisory Board

Regular Meeting Minutes

September 10, 2019

7:00 p.m.

Attendance: Michael Jamison, John Fendrick, Bob Cissel, Nick DeLuca

Staff: Mike Scheffel, Kristin Fisher

Guests: Eric Spates – Board Member Edward Byrd Foundation, Scott Harlow – President of Edward Byrd Foundation

Meeting called to order at 7:09 pm

Fendrick made a motion to approve the August 12, 2019 meeting minutes, as written; seconded by Cissel.

AEP Easement Program:

Easement Inspections: Davies, Davis, Raynsford, Kiplinger, Hough

All good to go

Bryd Farm – land use discussion- Attachment B

Encumbered by an easement, any proposed use must be approved by the Board. Interested in infrastructure. New Farmer Project is a program where land is matched to interested new and beginning farmers. The landowner's interests are not always in line with the farmer's interests. Leases would have to be for 5+ years to get a new farmer launched and profitable. Not sure of need to build a building, discussion. Discussion of types of farming that might be done, pros/cons. MCA LandLink. No foreseen issue with the easement. Will need to update soil conservation plan, bring J. Harne into the discussion.

Warner Farm - update

Correspondence with Dale Tibbits; there is interest, but extent TBD. Could be another site for New Famer/Next Generation program.

Menditch/Beverly Farm

They want to move forward with forest harvest this calendar year. Laura Miller has to approve of forest harvest management plan, and has received that approval as of yesterday. Still need P&P to finalize mitigation bank once they know where harvest will be conducted.

Maryland Agricultural Land Preservation Foundation:

Baker Status update

Needed a survey showing where the county boundaries and the acreage of Rte 28. Maddox completed survey and sent to attorney for DGS so hopefully close to settling this soon.

Stanley Status Update

Two appraisers are in the processes of appraising farm.

EVS Committee

Easement Valuation System Committee. It costs money to do appraisals, know that some places use EVS process successfully, but want to know if an EVS system can be applied on a Statewide basis.

Baseline Inspection Report

Inspection to be done close to settlement with lots of photo documentation.

RLP Easement Program:

Update on 2019 RLP grant application

Hasn't heard anything back yet from the letter sent to the secretaries.
No item on DGS for Rural Legacy

Anderson Property – Dickerson Quarry

Has been for sale. They want advice on how to sell it – break it up maybe but not for us to encourage breaking up ag easements into smaller segments.

Legislative activities:

50/200 Club

CE Office and Office of Intergovernmental Relations – we need to legally be able to be in the 50 and under club. Trying to get to 200 club

Agritourism

Trying to get a waiver/amendment to Ch 50 subdivision code. If agritourism building going to go up P&P requires recorded plat prior to issuing a building permit. CE has questioned why deed showing ownership isn't enough to get permit? Right now a plat is required for a commercial building (over 50 people) which costs tens of thousands of dollars.

Other business:

FY 21-26 CIP Budget Meeting with the CE – 8/27/2019

FY26 we're out of money. Our push is to get non ag pres costs out of CIP (deer donation, weed control, personnel) and back into general fund which would free up \$211k. If we can do that, we won't run out of money at the end of the cycle.

MARBIDCO Update

Butler application-they have executed contract to purchase the property. Signature from Vickie on the application, she's suggesting that Marc sign it. Then it'll be sent to MARBIDCO. Small acreage, County easement worth \$370k. So maybe only like 70% of what MARBIDCO would give them. Ok with Steve McHenry.

ASAC update

Jeremy and Mike have been working with Jessica McVary and have seen the document – Agritourism Study Document – includes consultant report plus lots of backgrounds. They were able to provide substantive comments to the document in advance of the meeting on Monday.

Adjourn 8:18 pm.