

# **Agricultural Preservation Advisory Board**

Regular Meeting Minutes

March 8, 2022

7:00 p.m.

Attendance: John Fendrick, Margaret Giblin, Nicholas Deluca, Michael Jamison  
Staff: Mike Scheffel

The meeting was called to order at 7:03 pm.

## 1. Approval February meeting minutes

Jamison made a motion to approve the February meeting minutes as submitted, Giblin seconded, motion passed.

## 2. AEP Easement Program

### a. George Worthington-

Scheffel updated the Board on George Worthington. He attended the November 2021 meeting and requested a child lot and approval of phase III of the forest mitigation bank on the farm. Unfortunately, George's house burned down in January 2022. Scheffel has not spoken with George about this situation but wanted to inform the board of what occurred.

### b. Ladd Farm (Allnutt)

Ben Allnutt asked for approval of a FLHU on the Ladd property during the April 2019 Board meeting. The Board approved the FLHU on the property in an existing structure. Ben has move forward with the FLHU and has mostly completed the covenant. Once he completes the covenant and gets County approval on the document, he will record it and will be good to use the structure as a FLHU.

## 3. Maryland Agricultural Land Preservation Foundation

### a. FY23 Applicant Discussion

As was discussed during last month's meeting, Scheffel reiterated the Foundation will have high levels of funding for FY23. He and Jeremy Criss have discussed MALPF as an option with several landowner who have larger farms. Due to a large collection of state ag transfer taxes in February, Scheffel recommened to the Board we contribute the maximum amount of County funds to the matching fund

portion of the FY23 cycle. By doing so, the County will be able to use \$4.2 to \$4.8 million in funding for round 1 offers from MALPF in FY23.

c. Allnutt – Child lot

Ben Allnutt has applied for a building permit to construct his child lot on the Homestead Farms main property. This child lot has been a very long time in the making and it is good that Ben is coming down the home stretch. MALPF has a twostep release process for child lots and once Ben receives a building permit in his name, he can remit it to MALPF, and they will issue the final release.

d. Shiloh Farm

The farm was encumbered by an easement in 2006 by Mike Rubin, it was purchased by the current owner, Shuangxi in 2014. The main house on the property burned down in December 2021. The parcel the house is on is not part of the easement however, the owner of the easement also owns the house. Scheffel has not been in contact with the owner and does not know what he plans to do with the house or the property.

4. RLP Easement Program

a. FY22 Grant Agreement

Scheffel contacted DNR staff to get an update on the FY22 agreement. DNR staff informed Scheffel their attorneys were reviewing the document and hoped to have the Secretary's signature on the agreement in the upcoming weeks.

5. Legislative activities

a. Updates from the general assembly

Scheffel directed the Boards attention to the tracking sheet John Zawitoski puts together. Lots of bills proposed and it is hard to stay on top of each item. Scheffel asked the Board if they had specific concerns.

6. Other business

a. FY23-28 CIP PHED committee discussion

On March 7<sup>th</sup>, Jeremy Criss and Scheffel met with the PHED committee to discuss the Ag Preservation CIP for FY23-28. The committee supported removing non-ag preservation costs out of the budget beginning in FY24 and recommended an additional \$500,000 in funds to be placed in the FY23 budget. Scheffel said it

was encouraging to get support from the Council on these items, but these are just recommendations, the full Council will need to support these and will have to find funds to fulfill the recommendations.

b. OLO meeting update re: TDRs/BLTs

On January 25, 2022, Hans Riemer sent a request to the OLO requests a status report on TDRs and BLTs. Jeremy and Scheffel have met with staff from the OLO to being the discussion on TDRs and BLTs. The Office of Agriculture's hope for this report is to encourage renewed efforts by the County to use TDRs and BLTs in existing and new ways.

c. Rustic Roads Master Plan Update

Scheffel informed the Board of MNCPPC working on updated the RR Master Plan. Jeremy and Scheffel met with MNCPPC staff to discuss the master plan and share thoughts on what could be improved. The Office of Agriculture shared farmers do not want more roads to be considered rustic and most of the challenges lie not in the master plan, but the Rustic Roads Advisory Committee. Much discussion took place describing the challenges with the rustic roads and the implementation of the master plan. The Board directed Scheffel to draft a letter from the Board to share these thoughts with MNCPPC. Scheffel said once the letter is drafted, it will be shared with the Board for comment.

d. National Ag Day Proclamation – March 22<sup>nd</sup>

Scheffel shared the date of the ag day proclamation from the Council, he believes it will occur in person and for Board members to let him know if they plan on attending.

Meeting adjourned at 8:08 pm.