

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
OPEN MEETING MINUTES  
April 28, 2015**

**Trustees Present:**

John Draper, Jr., Chair  
Bernard L. Jones, Sr., Vice Chair  
Michael Calkins  
Jerome W. Klasmeier, representing Comptroller Peter Franchot  
Patricia A. Langenfelder  
Donald T. Moore  
Dan Rosen, representing Secretary David Craig, Maryland Department of Planning  
Mary Ellen Setting, representing Secretary Joseph Bartenfelder, Maryland Department of Agriculture

**Trustees Absent:**

Susanne Brogan, representing Treasurer Nancy Kopp  
Craig Highfield  
James (Bubby) Norris, Jr.  
Eugene B. Roberts, Jr.  
Jonathan Quinn

**Others Present:**

David Bowersox, Attorney representing CAB LLC  
Anne Bradley, Fredrick County Program Administrator  
Michelle Cable, MALPF Administrator  
Diane Chasse, MALPF Administrator  
Tamekia Dent, MALPF Office Secretary  
Rama Dilip, MALPF Administrative Specialist  
John Elligson, Landowner Baltimore County  
Nancy Forrester, Assistant Attorney General, Department of General Services  
Billy Gorski, Anne Arundel County, Assistant Program Administrator  
Justin Hayes, Assistant Attorney General, Maryland Department of Agriculture  
Kim Hoxter, MALPF Monitoring, Enforcement, and Database Coordinator  
Robert Kresslein, representing Horsey property  
Donna Landis-Smith, Queen Anne's County Program Administrator  
Donna Sasscer, St. Mary's County Administrator  
George Stevens, MALPF Secretary  
Chana Turner, MALPF Administrator  
James Wallace, Assistant Secretary, Administration, MDA  
Carol West, MALPF Executive Director  
Bridget Walsh, Landowner Carroll County  
Kathleen Walsh, Landowner Carroll County  
Robin Walsh, Landowner Carroll County  
Teresa Walsh, Landowner Carroll County

**Others Present By Web Conferencing:**

Bill Amoss, Harford County Program Administrator  
Deborah Bowers, Carroll County Program Administrator  
Fatimah Hasan, MNCPPC  
Debbie Herr-Cornwell, Caroline County Program Administrator  
Carmela Iacovelli, Baltimore County  
Stephen O'Connor, Cecil County Program Administrator  
Katrina Tucker, Kent County Program Administrator

## MALPF Board Open Meeting Minutes 4-28-2015

John W. Draper, Jr., Chair, called the meeting to order at 9:05 a.m. at the Maryland Department of Agriculture building, Annapolis, Maryland. The guests and then the Board and staff introduced themselves.

### I. APPROVAL OF MINUTES

A. Approval of Open Minutes: March 24, 2015

Motion #1: Approve minutes from March 24, 2015.

Motion: Michael Calkins Second: Donald Moore

Status: Approved with corrections made to Pg. 1 and Pg.5

### II. ADDITION / DELETION OF AGENDA ITEMS

None

### III. ANNOUNCEMENTS

- A. Jerome Klasmeier, who sits on the Board representing the Comptroller, will be retiring.
- B. George Stevens is the new temporary secretary.
- C. There will be a MALPF Staff/Program Administrator's meeting with Advisory Board Chairs and the MALPF Board Members. It will be a full day session on Thursday, May 14, 2015 from 9:00 a.m. to 4:00 p.m. To be held here at MDA headquarters.
- D. For the fiscal year 2016 budget our request was for \$22,726,000. The General Assembly took \$5,681,500 which leaves \$17,044,500 in bond funding for fiscal year 2016. There is about \$14,483,000 available for fiscal 2015, which gives us a total of \$31,527,500 for the current cycle. This breaks down to a total of about \$685,380 in General Allotted funds for each county. There will be about \$15,763,750 available for our matching funds program. ***These numbers are subject to change as we wrap up spending for fiscal year 2014.*** You will be notified of any changes in the Allocation of Funds Report for the Fiscal Year 2015 cycle, which will be presented at the June 23 Board meeting.

### IV. EASEMENT AMENDMENTS

A. FREDERICK COUNTY

1. 10-96-04 Bolton, Robert and Julie 104.5 acres

#### Request from Frederick County

Retroactive request for a tenant house on easement property.

#### Recommendation:

Foundation staff recommends approval based on the regulations existing in November 2008, when the landowners first applied for this retro-active request. At that time, landowners could construct, subject to the approval of the Foundation, houses for tenants fully engaged in the agricultural operation of the farm, provided such construction does not exceed one tenant house per each 100 acres.

Staff also recommends that the Foundation ask the landowners to acknowledge in writing that if Jennifer Capps becomes an owner of the property in the future that she must not live in the tenant dwelling as only a tenant fully engaged in the farm operation may reside in a tenant dwelling. The landowners should also acknowledge that the tenant house cannot be subdivided from the easement property.

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Diane Chasse introduced the item. Ann Bradley, Frederick County Program Administrator, was present for comments and questions.

Motion #2: To approve the request for retroactive approval of a tenant house on easement property with Staff recommendation.

Motion: Pat Langenfelder Second: Donald Moore  
Status: Approved

2.) 10-96-04 Bolton, Robert and Julie 104.5 acres

**Request from Frederick County**

Request for a second tenant house on easement property.

**Recommendation:**

Foundation staff recommends approval based on the Foundation's current requirements found in COMAR 15.15.03.

Ms. Chasse introduced the item. Ms. Bradley was available for comments and questions.

**Discussion:**

Ms. Chasse explained that this request meets the exception to the size criteria as the tenants will be fully engaged in the horse operation, which is a separate operation than the tenants who were approved under item IV.A.1.

Motion #3: To approve the request for a second tenant house on easement property.

Motion: Bernard Jones Second: Michael Calkins  
Opposed: Patricia Langenfelder  
Status: Approved

3.) 10-84-05 Horsey Farm Properties, LLC 310 acres  
(Steve and Jeanne Robinson)

**Request – Frederick County:**

Request to exclude from the Easement 5.46 acres of land around a pre-existing dwelling by using a land swap and an agreement to make the other pre-existing dwelling (historic house) non-subdividable.

**Recommendation:**

Staff recommends approval, subject to:

- 1.) conditions per COMAR 15.15.11.
- 2.) making the other pre-existing dwelling, the historic house, non-subdividable.
- 3.) Signatures on an incomplete Final Release for File #10-84-11. (This is a clean-up item on another easement that the landowners' own. They have agreed to sign.)
- 4.) Removal of the trailer that was not noted as a pre-existing dwelling at the time the Foundation required the Easement; and
- 5.) Regarding the dwelling next to the silo - either creating a farm office or requesting a tenant house to resolve the issue.  
(Note: Landowner should provide a timeframe for #4 and #5.)
- 6) The 5.46-acre area shall not be conveyed separately from the remaining easement land.
- 7) Frederick County approval of the subdivision and use of the property.

Diane Chasse introduced the item. Robert Kresslein was present on behalf of the Horsey family and was available for comments and questions.

**Discussion:**

Ms. Chasse explained that this item was tabled from the March 24, 2015 meeting to 1) investigate whether the Horseys would agree to a permanent restriction to keep the 5.46 acres area from being conveyed separately from the remainder of the easement land, which restriction will run with both land areas; and 2) to confirm information with Mr. Bill Beach(Department of General Services), who assessed the economic impact of the proposed land exchange on the existing easement.

During the additional review period, Ms. Chasse noticed that there was a discrepancy in the soil types that were to be added to the easement property, rendering them not equal in soils class to those to be removed from the easement. Mr. Calkins stated that this is a non-issue as all of the soils are at least classes II or III and since there will be no loss of crop land in the 5.46 acres to be removed from the easement.

Mr. Beach revised his report to indicate that approval of this request, with a restriction that the 5.46 acre parcel cannot be conveyed separately from the remainder of the property, and that the soils criteria is interpreted correctly “should not have a negative impact on the value of the MALPF easement.”

Mr. Kresslein stated that the Horseys have agreed that the 5.46 acre parcel cannot be conveyed separately from the remainder of the easement property.

Motion #4: To approve the landowners’ request to exclude 5.46 acres of land around a pre-existing dwelling by using a land swap and agreement to make the other pre-existing dwelling (historic house) non-subdividable per staff recommendations. Any variation to size and/or configuration of the excluded parcel shall be presented to staff for review and may require further Board review.

Motion: Michael Calkins                      Second: Donald Moore  
Status: Approved

4.)      10-84-05      Horsey Farm Properties, LLC                      310 acres  
(Steve and Jeanne Robinson)

**Request – Frederick County:**

Request an Eight (8) room Country Inn –includes a food preparation and on-site sales/seating area.

**Recommendation:**

Staff recommends approval subject to conditions in the Staff memo. Staff also recommends an additional condition that the landowners waive the right to request termination of the Easement so that the landowners (the current or future) may not use the Inn as a reason to request termination of the Easement in the future. However, the Robinsons are not in agreement with this condition. In addition, the Robinsons will be advised that signs are limited to 4 feet by 4 feet by the Easement.

Staff reminds the Board that, under the policy, the Board is to consider the size of the facility in proportion to the size of the intended use in its review of the total size of food preparation and on-site sales/seating area.

The use is subject to Frederick County approval as a conditional use/special exception. Accordingly, if the landowners' plans are modified by the County, the Foundation retains the right to review such modifications. Staff requests the Board to give staff authority to approve minor changes to the size and configuration of the parking area, and the size and configuration of the food preparation, and on-site sales/seating areas. If any changes are major, staff will bring the request back to the Board.

Ms. Chasse introduced the item. Mr. Kresslein was available for comments and questions.

**Discussion:**

Mr. Kresslein informed the Board that the pre-existing dwelling is an extremely large house, 13,000 square feet. Because of the easement, it could not be used as an apartment building. It would deteriorate if the landowners had not come up with the idea to transform it into a bed and breakfast. The Horseys farm 1,500 acres in the vicinity. The landowners do not want to modify the existing easement by removing the 25 year clause, though they have no intent of requesting a termination in the future.

Ms. Cable asked about the relationship of the agricultural operation to the bed and breakfast as the requirements state that the food preparation area "must be integral to and supporting the sale and marketing of the principal agricultural operation." Mr. Hayes agreed that there needs to be a clear connection with the food preparation area and the agricultural operation. Mr. Kresslein assured the Board that some portion of what is prepared and served would be directly grown on the property. The landowners' intention is to have cows, fresh chickens and vegetables for the operation.

Ms. West reminded Mr. Kresslein that the landowners have to assure that the owners of the bed and breakfast and food preparation area are the owners of the land. They must have and maintain at least some percentage of ownership interest in the businesses.

Ms. Chasse asked the Board to address the question of whether the 25 year termination clause should be removed from the easement. Mr. Hayes reminded the Board that they have discretion in this matter. The Board's consensus was that the likelihood of a successful request to terminate an easement on this property would be very small and they would not require removal of the 25 year termination clause from the easement. Ms. Forrester reminded the Board that even if a request for termination is not successful, there are an incredible amount of resources that have to go into preparation to hear the landowner's request to terminate.

Motion #5: To approve the request for an eight (8) room Country Inn including a food preparation and on-site sales/seating area as presented by the landowner, subject to all statements and representations proffered by the landowner. This approval does not require removal of the 25 year clause from the easement.

Motion: Michael Calkins                      Second: Pat Langenfelder  
Status: Approved

**B. CARROLL COUNTY**

1.	06-99-11	Walsh, Colleen, Alison, & Bridget	40.62 acres
		Walsh, Robin & Kathleen	130.46 acres

**Request – Carroll County:**

Request a retroactive approval of an agricultural subdivision to resolve a violation. The agricultural subdivision will incorporate ~11 acres of previously unencumbered lands to

result in two separate easements consisting of ~51.62 acres (Colleen Walsh et al property) and ~130.46 acres (Robin Walsh et al property).

**Recommendation:**

In accordance with the Foundation's Agricultural Subdivision regulations, Staff recommends approval, subject to the conditions presented by the owners as part of the resolution as well as the regulatory conditions.

Michelle Cable introduced the item. David Bowersox, representing CAB, LLC and the Walsh family, was available for comments and questions.

**Discussion:**

Ms. Cable asked the family whether they would waive their right to subdivide a pre-existing dwelling that is located on the 130.46 acre parcel. The family does not wish to make the pre-existing dwelling non-subdividable but did understand that the Board has the ability to make this a condition of approval.

Mr. Bowersox gave a brief family history. Mr. Walsh, the original easement owner, died suddenly and did not have a will, leaving two sets of children and a widow. The estate was settled by dividing the farm into its already separately deeded parcels among the heirs. This situation would not have occurred had Mr. Walsh not passed away.

Mr. Bowersox requested that the Board relax some of the conditions that are being imposed for approval of this request, specifically with regard to the survey requirement. The two families are not in a financial position to afford thousands of dollars in survey costs. There is an existing deed description of both of the easement parcels that was used and accepted as a legally sufficient description when the easement was purchased. The descriptions used in the transfer of the two parcels are not new. They are the same descriptions that were used when the Foundation settled the easement. A new survey has been done for the 11 acre parcel that will be added to the easement.

Nancy Forrester, Assistant Attorney General, DGS, reminded the Board that there is a survey requirement in the regulations for Agricultural Subdivisions for each of the resulting parcels. When plotted, the description for the 130.46 acre parcel does not close and therefore is not acceptable. If the property were being offered for easement today, a survey would be required. The Corrective Easement requires a new survey for all resulting parcels of approved agricultural subdivisions.

Justin Hayes, Assistant Attorney General, MDA, pointed the Board to COMAR Section 15.15.12.07B which states that "If the Foundation approves the request, then the landowner: (1) shall submit to the Foundation, 10 copies of a survey plat, signed and sealed by a surveyor registered in the State of Maryland depicting the resulting divided parcels of the land, along with separate written metes and bounds descriptions of those resulting divided parcels..." There is no provision in the Regulation for a waiver.

Mr. Bowersox explained that the county process does not require a perimeter description as the 11 acre parcel will be joined with the 40.62 acre parcel as an 'add-on'. Those parcels will then be considered merged and will have no independent development potential.

Mr. Calkins asked if it would be acceptable to do a survey with just the 40.62 acre and 11 acre parcels. Mr. Hayes replied that the Board must follow the COMAR Regulations which state that a survey is required for each resulting parcel.

The Board asked Mr. Hayes what would happen if the landowners don't do the survey and are unable to correct the violation. Mr. Hayes replied that the Foundation has already been successful in enforcing two cases of illegal subdivision with similar circumstances. Both of those easements have been returned to their original configuration. The Foundation would pursue legal options available to resolve the subdivision violation if the landowners are unable to complete the requirements of the subdivision transaction.

Ms. Cable introduced the idea of the Board requiring a description that is something less than a full-blown survey and asked if it would cost less. Mr. Bowersox replied that he is

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not in a position to guess what the cost of doing survey work would be. He would assume that anything less than an ALTA-level survey would cost less. Ms. Forrester stated that to accept something less than an ALTA-level survey would have to be the Board's decision. For her purposes, she could work with that type of description.

Motion #6: Approve the request for retroactive subdivision as recommended by Staff, including the following conditions:  
1) inclusion of the additional 11 acres;  
2) a non-subdivideable building envelope will be permitted on the 11 acres;  
3) the 25 year termination clause will be removed from both resulting easements; and  
4) a full survey will be required.

Motion: Dan Rosen                      Second: Patricia Langenfelder  
Status: Approved  
Opposed: Michael Calkins

**Discussion:**

Ms. Forrester asked if the Board wanted to relax the survey requirements. Mr. Draper responded that his opinion is that it should be relaxed, given the circumstances.

Motion #7: In agreement with legal counsel, relax the survey requirements to approve that a new metes and bounds description meets the regulatory requirement of providing a survey for each newly created parcel.

Motion: Patricia Langenfelder                      Second: Bernard Jones  
Status: Approved

2.      06-81-12              Bowman, David    1.0 acre (child lot)

**Request – Carroll County:**

Request for a 5-year extension to the validity of the preliminary release for the approved child's lot for David Bowman.

**Recommendation:**

Under COMAR 15.15.06.05.B.2, Staff recommends approval for a 5 year extension.

Ms. Cable introduced the item.

Motion #8: To approve a 5-year extension of the preliminary release for David Bowman's child's lot.

Motion: Michael Calkins                      Second: Don Moore  
Status: Approved

3.      06-90-52              Caple, Donna    169.9 acres

**Request – Carroll County:**

Request for a 5-year extension to the validity of the preliminary release for the approved child's lot for Donna Caple.

**Recommendation:**

Under COMAR 15.15.06.05.B.2, Staff recommends approval for a 5 year extension.

Ms. Cable introduced the item.

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Motion #9: To approve a 5-year extension of the preliminary release for Donna Caple's child's lot.

Motion: Bernard Jones Second: Mary Ellen Setting  
Status: Approved

4. 06-83-13 Kegel, Randolph & Link, Sarah 155 acres

**Request – Carroll County:**

Request for a 5-year extension to the validity of the preliminary release for the approved child's lot for Randolph Kegel.

**Recommendation:**

Under COMAR 15.15.06.05.B.2, Staff recommends approval for a 5 year extension.

Ms. Cable introduced the item.

**Discussion:**

Ms. Cable has heard from the owners of the property that they will not be utilizing the approved owner's lot.

Motion #10: To approve a 5-year extension of the preliminary release for Randolph Kegel's child's lot.

Motion: Bernard Jones Second: Michael Calkins  
Status: Approved

C. MONTGOMERY COUNTY

1.) 15-01-03 Stabler, W. Drew et al 169.45 acres

**Request - Montgomery County:**

Request to retroactively approve a 1.6 acre forest conservation easement as an overlay on the Easement property. The Foundation previously approved a child's lot on the Easement property, requiring the landowner to comply with the County's Forest Conservation Law.

**Recommendation:**

Staff recommends approval, subject to the requirements of COMAR 15.15.13. - Guidelines for Forest Easement Overlays. These requirements are listed below.

Ms. Cable introduced the item.

Motion #11: To approve the request for retroactive approval of a forest conservation easement overlay encumbering 1.6 acres, subject to conditions provided in the Staff Report.

Motion: Pat Langenfelder Second: Michael Calkins  
Status: Approved

D. BALTIMORE COUNTY



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- 1.)      03-80-04B SUB#2      Elligson, Timothy      41.4 acres  
          03-80-04B SUB #1      Elligson, J. Lawrence, Jr.      30.37 acres

**Request:**

The landowners request the Board to approve a boundary line adjustment between the two previously subdivided Easement properties.

**Recommendation:**

Staff recommends approval in accordance with COMAR 15.15.11.03.C.(2):

“If the proposed corrective easement involves the adjustment of boundary lines and no part of the land encumbered by the easement is to be released, then the Foundation may approve the corrective easement if it will either enhance or have no effect upon the agricultural operations being conducted upon the land. The Foundation may not pay additional consideration for land gained by any corrective easement without Board of Public Works approval.”

Ms. Cable introduced the item. John Elligson was available for comment or questions.

**Discussion:**

When asked about doing a survey to facilitate this change, Mr. Elligson stated that the family will not spend the money for a full survey. The property boundaries are through woods and up and down hills. It will not be worth it for them. Ms. Forrester will determine if a survey is needed.

Motion #12:      To approve the request for a boundary line adjustment to transfer 1.63 acres between a previously subdivided easement that will adjust property lines to follow the natural boundary of the creek that divides the two parcels.

Motion:            Bernard Jones                      Second: Michael Calkins  
Status:            Approved

- 2.)      03-94-12A                      Reade, Eleanor                      34.07 acres

**Request - Baltimore County:**

To accept the donation of a 1.675 acre lot that was previously withheld for residential purposes from the original easement transaction.

**Recommendation:**

Staff recommends approval of the request for the donated lot to be merged into existing MALPF easement property.

Ms. Cable introduced the item.

**Discussion:**

The landowner wishes to extinguish the development right on the 1.675 acre parcel.

Motion #13:      To approve the request for permission to donate a 1.675 acre lot that was previously withheld from the easement, with extinguishment of the development right associated with the lot.

Motion:            Don Moore                              Second: Mary Ellen Setting  
Status:            Approved

- 3.) 03-82-07A, B (Sub#1) Stockton Farms, LLC 196 acres  
(Richard Price)

**Request – Baltimore County:**

Request for a 5-year extension to the validity of the preliminary release for the approved child's lot for Jocelyn Price.

**Recommendation:**

Under COMAR 15.15.06.05.B.2, Staff recommends approval for a 5 year extension.

Ms. Cable introduced the item.

Motion #14: To approve the 5-year extension of preliminary release for Jocelyn Price's child's lot.

Motion: Michael Calkins Second: Bernard Jones  
Status: Approved

E. HOWARD COUNTY

- 1.) 13-82-05 Welling, James & Ruth 102.2 acres

**Request –Howard County:**

Request to correct easement legal description by releasing a 1.189 acre area that was erroneously included in the easement grantor's title description.

**Recommendation:**

Staff recommends approval in accordance with COMAR 15.15.11, which permits corrective easements to correct erroneous legal descriptions.

Ms. Cable introduced the item.

Motion #15: To approve the request for a boundary line adjustment, with MALPF assuming the legal expenses, to remove a 1.189 acre lot that was inadvertently included in the easement's legal description.

Motion: Jerome Klasmeier Second: Pat Langenfelder  
Status: Approved

F. ANNE ARUNDEL

- 1.) 02-86-02B Perry Farm, LLC 80 acres

**Request – Anne Arundel County:**

Request for a 5-year extension to the validity of the preliminary release for the approved child's lot for Heidi Meginnis.

Request for a 2-year extension to the validity of the preliminary release for the approved child's lot for Dale Clark.

**Recommendation:**

Under COMAR 15.15.06.05.B.2, Staff recommends approval for the extensions.

Michelle Cable introduced the item. Billy Gorski, Anne Arundel County Assistant Program Administrator, was available for comments and questions.

Motion #16: To approve a 2-year extension of a preliminary release for Dale Clark's child's lot and a 5-year extension of a preliminary release for Heidi Meginnis' child's lot.

Motion: Pat Langenfelder                      Second: Bernard Jones  
Status: Approved

**V. EASEMENT PETITIONS**

A. none

**VI. PROGRAM POLICY**

A. Draft Policy to Enforce Potential Easement Violations

Mrs. Turner introduced the item.

As requested following the March 24, 2015 Board meeting, Staff has received comments from some of the counties. During review, staff has discussed another concern in regard to how we will categorize easement violations. There is a need to better define what categorizes a 'high', 'medium' and 'low' rating. Staff will be making changes to the Draft Policy and it will be presented to the Board at the May 26 meeting.

Mr. Jones mentioned that on page 3 of the draft there is a comment from a Program Administrator that asks 'should County Administrators be included in the discussion and resolution plan?' Staff and Board agree that it is imperative that the county administrators be made a part of discussions and resolutions.

Mr. Calkins pointed out that the soil conservation districts should be instrumental in resolving the soil conservation and water quality plan violations. He was made aware that the lack of response from the districts are the reason why there were over 400 soil conservation and water quality plan violations on the list.

Staff requested further comments on the draft policy by May 10.

B. Frederick County Re-certification Request

Ms. Chasse and Mr. Rosen presented the item. Ms. Bradley was available for comments and questions.

Motion #17: To approve the recertification request for Frederick County

Motion: Don Moore                                      Second: Michael Calkins  
Status: Approved

**VII. INFORMATION AND DISCUSSION**

A. Quarterly Inspection Report

Ms. Hoxter presented the quarterly inspection report.

B. News Articles

**VIII. CLOSED SESSION**

John W. Draper, Jr. asked for a motion for adjournment of the meeting to move into a closed session, pursuant to the 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; (7) to consult with legal counsel to obtain legal advice; and (8) consult with staff, consultants, or other individuals about pending or potential litigation.

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Motion # 18: To adjourn the regular session to move into a closed session to consider the acquisition of real property for a public purpose and matters directly related thereto; to consult with legal counsel to obtain legal advice; and consult with staff, consultants, or other individuals about pending or potential litigation.

Motion: Michael Calkins            Second: Bernard Jones  
Favor: John Draper, Jr., Bernard Jones, Jerome W. Klasmeier,  
Patrica A. Langenfelder, Donald T. Moore, Dan Rosen,  
Mary Ellen Setting, Michael Calkins.  
Status: Approved

**The Open Board Meeting was adjourned at approximately 11:44 a.m.**

The Closed Meeting of the Board was held from 11:53 am. to 12:06 am. at the Maryland Department of Agriculture building, Annapolis, Maryland, 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 there thereto;
- (7) to consult with legal counsel to obtain legal advice; and
- (8) consult with staff, consultants, or other individuals about pending or potential litigation.

During the Closed Meeting, the following Board members were present: John Draper, Jr., Bernard Jones, Sr., Patricia A. Langenfelder, Donald T. Moore, Daniel Rosen, James Wallace, Michael Calkins.

The following legal representatives were also present during the closed session meeting: Nancy Forrester, Assistant Attorney General, Department of General Services and Justin Hayes, Assistant Attorney General, Maryland Department of Agriculture.

TOPICS DISCUSSED:

- A Approval of February 24, 2015 Closed Session Minutes
- B Status Report of Pending Legal Issues
- C 03-94-12A Reade donated easement due diligence expenses
- D 22-01-01, Parker update to the Board regarding corrective easement to resolve land area and title deficiencies.

Respectfully Submitted:

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Carol S. West, Executive Director