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HOWARD COUNTY OFFICE OF COMMUNITY SUSTAINABILITY  
3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-0700  
[www.howardcountymd.gov](http://www.howardcountymd.gov) FAX 410-313-3390 TDD 410-313-2323

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**HOWARD COUNTY AGRICULTURAL PRESERVATION BOARD (APB)  
AND STATE AGRICULTURAL PRESERVATION ADVISORY BOARD (APAB)**

**August 23, 2021**

**Attendance:**

Board Members: Mickey Day (Chair)  
Cathy Hudson  
Ann Jones (Vice Chair)  
Abby Gibbon  
Jamie Brown  
Savannah Kaiss  
Denny Patrick

Staff: James Zoller, Executive Secretary/Agricultural Coordinator (OCS)  
Joy Levy, Program Administrator, (ALPP)  
Morenike Oyenusi, Senior Assistant County Solicitor  
Beth Burgess, Chief, Resource Conservation Division  
Matthew Hoover, Administrative Aide, (OCS)  
Mary Kendall, Deputy Director, (DPZ)  
Lauren McDonald, Planner One, Resource Conservation Division

Guest: Kathy Johnson  
Alan Sharp  
Chuck Sharp

**Action Items**

**1. Minutes from the meeting of July 26, 2021**

No additions or corrections. Mr. Brown motioned to approve, and Ms. Gibbon seconded the motion. All board members in attendance approved the minutes.

**2. Request for Approval of Revised Price Per Acre, ALPP Easement Acquisition, Dickey/Sharp property, 129.78 acres (APB) ([Staff Report](#))**

Ms. Levy reviewed the request with the Board. This easement acquisition was reviewed and approved last month with the Board, but there are some revisions to the application. The Jean Dickey Trust is the owner and they have a sales contract with AFS Farm, LLC & Sharp's Wild Horse Meadow, LLC. The property is on Forsythe Road in Sykesville and about 130 acres.

The first update is for number eight on the price formula worksheet. The previous score for number eight, Ownership and Operation, was 25 points, because under Dickey's ownership the property is being leased to Chuck Gingrich who is farming the land. The Sharps have a sales contract on the property and will be farming it themselves. A copy of the Lease Agreement was included with the Staff Report. The change is an increase to 50 points for the property's farming being owner operated.

If the sale falls through the previous score sheet would be used. All the documents going forward will be predicated and acknowledge that the Sharps will be purchasing prior to the easement settlement.

Ms. Jones motioned that the agricultural price formula for the Sharps, as contract purchasers of the Dickey property, be established at \$37,800 per acre as shown in tonight's 2020 Price Formula Worksheet and it was seconded by Mr. Brown. No other discussion. All Board members approved the motion.

The second change to the previous request is to exclude the principal dwelling and an acre around it from the easement restrictions. One acre was subtracted from the score sheet which would make it 129.78 acres instead of the 130.78 acres. After discussion about this they decided not to do this and put the acre back into the request.

Mr. Brown motioned that the number of acres considered on the score sheet, for this evening, be increased by one acre and that there no longer be any consideration of leaving an acre out of the Deed of Easement. Ms. Jones seconded it. All Board members approved the motion.

The third change to the previous score sheet is because the Sharps are getting an updated survey. The ALPP requires the exclusion of any road right-of-way from the agricultural easement, and the subtraction of that acreage from the overall price calculation. The farm has considerable road frontage on both Forsythe and Gaither Roads. Since the total price difference will likely be relatively minor, and most likely a reduction, the Board may not feel it is necessary to review it again.

Ms. Jones motioned that the number of acres may be adjusted, according to what the survey shows, without the Deed of Easement needing to come back to the APB and that the APB approves that modification. Mr. Brown seconded the motion. All Board members approved the motion.

## **Discussion Items**

### **1. Discussion on the future of the Agricultural Land Preservation Fund ([Report](#))**

A review of the Agricultural Preservation Fund was provided to the Board. They are reviewing it with the Board, so the Board can help them come up with a plan for the fund use. The fund is set up for specific things and anything outside of that would have to be a legislation change.

The Board members were advised to think of the what they thought the top three to five areas of focus should be for the fund and to also think of programs they could create using the funds. They are going to review the current programs that Howard County has at the next meeting.

### **2. Program Updates**

No program updates.

## **Public Testimony**

No public testimony

## **Meeting Adjourned**

Mr. Patrick motioned to adjourn, and it was seconded by Ms. Gibbon. All members approved. The meeting concluded it at 8:57 PM.