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Maryland Environmental Trust
Board of Trustees Meeting Minutes
June 5, 2017

Maryland Environmental Trust (“MET”) Board of Trustees (“Board”) Chair James W. Constable called the meeting to order at 6:35 p.m. at 100 Community Place, Crownsville, Maryland 21032. Trustees in attendance were James Constable, David Greene, Tom McCarthy (departed early), Doris Blazek-White, Mary Burke, Royden Powell III, Julia Jitkoff (arrived late; participated via speakerphone), Toby Lloyd, Sarah Taylor-Rogers, Geb Byron (departed early), Phil Hager and Michael Pretl. Assistant Attorney General Kristen Maneval attended. MET staff Bill Leahy, John Turgeon, Jon Chapman and Tanya Mekeal attended. Kevin Chesley of Department of Natural Resources attended.

Mr. Constable welcomed Mr. Pretl as a new trustee.

I. Guest Speaker

Mr. Greene said that guest speaker Shelby Watson-Hampton, Director of Southern Maryland Agricultural Development Corporation (“SMADC”), would speak to trustees. Mr. Powell introduced Ms. Watson-Hampton. Ms. Watson-Hampton described SMADC’s purpose as supporting farms, farmers and the future of agriculture in southern Maryland. It helps farmers but also helps the public to understand the importance of local farms and to connect with them with local farm products. Among other activities, it uses funds from the federal buyout of tobacco farmers to help preserve land (with a priority on former tobacco farms), via counties. Its goal is 35,000 preserved acres.

Ms. Jitkoff joined the meeting.

Mr. Greene encouraged SMADC to expand its FarmLink program around the State. Mr. Powell summarized that the face of agriculture is changing and the industry needs to be nimble to remain viable; he suggested that MET must likewise be nimble.

II. Board Work Plan and Governance Topics

A. May 16, 2017 Board Meeting Minutes: *Mr. Hager moved approval of the minutes, Mr. Lloyd seconded and MET Board unanimously approved and adopted May 16, 2017 Board Meeting Minutes.*

B. Approve Annual Work Plan; Consider Carter Recommendations; Approve FY 2018 MET-Administered Funds Budget

Mr. Leahy presented slides about the annual work plan. The focus areas are: regional conservation partnerships; new approaches to monitoring (LOCATE); strengthening local land trusts; increasing support for community conservation through grants; Board of Trustees leadership, succession and recruitment; launching Forever Maryland Foundation (“FMF”); positioning MET as the go-to stewardship organization for the state. Mr. Leahy thinks MET is in a strong financial position to be able to invest in the launch of FMF. He recommends that the

Board ~~adopt~~ accept the recommendations of the Carter study. Carter has projected an aggressive timeline for MET's positioning FMF for launch over ~~for~~ the next few months. Ms. Blazek-White added that the Finance Committee is comfortable with the budget. Mr. Leahy asked the Board to engage Carter on July 1 for a six month term, until the end of 2017; after that point, FMF would engage Carter instead as it launches a fundraising program and campaign. ~~The Planning Implementation Committee—which will focus on how MET and FMF will work together—will sift through 30 names to select 10–12 for its members.~~ The immediate priority is to select and recruit a 10 to 12 member Plan Implementation Committee to help create an operational structure and plan for FMF in the first six months of work described in the plan from Carter, that will be responsible for overseeing and guiding the first six months of work described in the plan from Carter. Carter has presented a list of approximately 30 names to consider for the committee. Mr. Constable sees the launch of FMF as a necessary step to create stewardship systems to help other organizations.

Mr. Byron moved approval of Annual Work Plan, Carter recommendations and FY 2018 MET-Administered Funds Budget, and Ms. Taylor-Rogers seconded.

Mr. Hager offered an amendment to the motion to require MET to present a plan to the DNR Secretary requesting that he assign two State-funded fulltime staff members to MET for the next three years. Mr. McCarthy stated that since MET and DNR are working on a collaborative process, a mandate such as this would not be appropriate at this point. There was no second to the proposed amendment.

Mr. Hager offered a motion to ask DNR for funding for MET's 50th anniversary celebration. There was no second to the motion.

The Board approved Mr. Byron's motion without amendment.

Mr. Byron departed.

Mr. Leahy said that the Secretary of DNR is interested in continuing to support growth of MET to be the backbone organization for stewardship in the state.

III. Committee Reports

A. Finance Committee; Adopt Finance Committee Charter

Ms. Blazek-White reviewed the Statement of Activities, Actual vs. Budget. MET exceeds budget only a modest amount for a few items, but she sees no reason for concern.

Ms. Blazek-White introduced the proposed Finance Committee charter. *The Committee moved approval of the charter, Mr. Hager seconded, and the Board approved the charter.*

B. Easement and Stewardship Committee

Chair Jitkoff deferred to Mr. Turgeon. Mr. Turgeon said that the Committee met on May 24 and discussed the project list. Easement planners are actively working on 16 new easements, five of which are on today's consent agenda:

- Randall & Marlene Amon, 26.21 ac, Baltimore County, Easement Donation
- Timothy and Laura Pritchett, 9.225 ac, Howard County, Easement Donation to be co-held with Howard County Conservancy, Inc.
- Civil War Preservation Trust, Inc. (Battiata Property), 65.04 ac, Frederick County, Easement Donation to be co-held with Frederick County
- Michael Phillips, 154.06 ac, Wicomico County, Easement Donation to be co-held with Lower Shore Land Trust, Inc.
- Chateau Bu-De II, LLC, 368 ac, Cecil County, Easement Donation to be co-held with Eastern Shore Land Conservancy, Inc.

Mr. McCarthy moved approval of the easement consent agenda, Mr. Greene seconded and the Board approved the easement's consent agenda.

Mr. McCarthy moved approval of Old Colony Cove LLC and Coulbourne. There was no second to the motion.

The Board next addressed the following item:

- Old Colony Cove LLC, 312.83 ac, Anne Arundel County, co-held with Maryland Historical Trust and Scenic Rivers Land Trust, Inc.: Request for Second Amendment to Deed of Conservation Easement (MET #0797QUI04.ANNE)

Ms. Blazek-White expressed concern about the landowner's proposal to build a new primary residence visible from navigable water, in light of anecdotal statements that the original grantor did not want a large waterfront home. The proposed amendment would permit such a new primary residence and one of the conditions would be approval of a landscape plan to diminish the public's views of the residence from the water. Ms. Jitkoff asked Mr. Chapman to speak to the landscaping issue. Mr. Chapman said his understanding was that the original grantor did not want a house on the waterfront, but the proposed location is over 700' from the waterfront. He said that the Committee was clear that any proposal would minimize visual impact from the water and the applicant was amenable to earth-toned materials and non-reflective surfaces. The Committee is considering requiring a viewshed study which would show the view from a certain location in the navigable water of the proposed residence, through its filtered landscape screening. Ms. Blazek-White asked how MET would monitor vegetative screening over the life of the easement and observed that MET has tried to avoid architectural requirements like building materials. Mr. Chapman responded that the easement would need to contain requirements for width, depth and height of a filtered tree buffer and require like-kind replacement if a landowner cut trees to improve his waterview. He added that MET's easement with Mt. Vernon Ladies Association incorporates requirements of earth-toned materials and non-reflective surfaces. Mr. Hager suggested that MET could find language for different vegetative screening levels in the county ordinance.

Mr. McCarthy departed.

Mr. Constable proposed that the Committee should determine what it would require as a buffer and then return to the Board. Regarding the proposal to subtract 3.3 acres from the forest protection area and replace with 12.2 acres elsewhere on the property, Mr. Chapman was of the opinion that the proposed 12.2 acres is of a higher quality (and includes wetlands) than the 3.3 acres. Mr. Hager and Mr. Leahy expressed that MET should confer with its co-holders.

Mr. Hager moved to table the requested amendment for Old Colony Cove LLC until the Board's September meeting and Mr. Pretl seconded. The Board approved the motion.

Ms. Blazek-White moved approval of the stewardship consent agenda:

•Stuart R. Coulbourne and Walter Coulbourne, 174.62 acres, Caroline County, co-held with Eastern Shore Land Conservancy, Inc.: Request for Amendment (MET #0763COU03.CARO)

Mr. Greene seconded, and the Board approved the stewardship consent agenda.

C. Nominating Subcommittee

Mr. Greene introduced the proposed charter of the Nominating Subcommittee as approved by the Governance Committee. It is important that the full Board be engaged in identifying potential new trustees and send names to Mr. Leahy, who will arrange to meet with prospects. Mr. Greene emphasized that the criteria for new trustees is as set forth in the statute. The draft charter contains a timetable to prompt MET to submit names to the Governor, Speaker of the House and President of the Senate with sufficient time to allow those officials to process the request. Mr. Powell suggested that the draft charter be revised to eliminate precise dates so that it can be used for the future; Ms. Maneval will incorporate that change. Mr. Hager asked that the Nominating Subcommittee interface with the chairs of the standing committees so that it is aware of what skillsets are needed. Mr. Constable prefers to adopt the charter as a policy not as a resolution^[k1].

Regarding the Governance Committee, Mr. Hager proposed that its members be replaced triennially on a staggered basis and Mr. Constable suggested that he give the idea to the chair of the Governance Committee.

D. Land Trust Advisory Committee

Mr. Hager reminded trustees that MET will host its annual conference on Thursday in Reisterstown. So far, 115 have registered. MET has received \$11,000 in support from 15 sponsors. Mr. Chapman added that Michelle Grafton has been working hard on the conference planning.

The Committee will not meet this month. It is in need of new members.

IV. Other Business

Disposal of MET Fee Simple Properties ("Tri-County" a/k/a "Bryans Road" and "Indian Head", both in Charles County)

Mr. Hager moved to delegate approval of the disposal of the properties to the Executive Committee, Ms. Blazek-White seconded and the Board approved the motion.

V. Adjourn: The Board voted to adjourn the meeting at 8:26 p.m.

Respectfully submitted,



James W. Constable
Chair

These minutes were approved/revised by the Board of Trustees on September 11, 2017.

Attachment(s):

Please note that for most attachments listed and that are considered regular meeting handouts (like Stateside Budget/Finance, MET Administered (non-State) Funds Budget/Finance and Director's reports), a copy is stored with Handouts and MET Board Packets for the meeting at which that information was distributed to the Board. In that case, a duplicate copy will not be attached here.