

AGRICULTURAL PRESERVATION WORK GROUP MEETING MINUTES

April 30, 2008

1. **Attendance:** Thomas Dernoga, Marilyn Bland, William Moore, Torben Agesen, Richard Krueger, Charles Renninger, Debra Naylor, Fred Tutman, Boyd Campbell, Stephanie DeVile-Eugene

2. Meeting Agenda:

I. Approval of Minutes (April 9th)

Minutes approved.

II. Discussion

- Updates

Yates Clagett reminded the members that the Buy-Local Challenge Week is the last week of July and the importance of promoting this to the general public. During this week in July, all citizens are challenged to buy as much local produce and other products as possible. Mr. Clagett noted that Christine Bergmark of the Southern Maryland Agricultural Development Commission (SMADC) has suggested an opportunity to promote the Buy-Local Challenge Week to the County Council. Debra Naylor noted that this is a good opportunity to maximize and provide exposure for this event, and suggested that the Work Group inquire of the SMADC regarding any assistance which might be needed with this event.

Boyd Campbell commented that there is a farmer's market at National Harbor and this may be an opportunity for local farmers to market their products as well. Yates Clagett indicated that he has been informed by a local farmer that the process involved with vending at National Harbor is too cumbersome and the "red tape" involved is a deterrent for those who may be interested. Chair Dernoga requested that staff contact National Harbor representatives and invite the organizer of the farmer's market to discuss this process and any opportunity to make changes that would benefit the local farmers.

- **TDRs – *Draft Legislation***

Chair Dernoga presented revisions to the draft TDR legislation and indicated that additional tweaking is likely and also referenced companion legislation which is still in drafting to address tree mitigation TDRs and the "super" agricultural zone. He also noted that further advice is needed from the consultant on the fee-in-lieu provisions. Fee-in-lieu is intended to augment the Purchase of Development Rights and MALPF programs. The Chair commented that revisions to date have been aimed at addressing comments raised during the review of CB-5-2007. Copies of a chart detailing comments received on CB-5-2007 (and discussed at previous Work Group meetings) were also distributed.

Torben Agesen expressed concern regarding the applicability section of the draft legislation indicating that equity must be taken into consideration based on investments which have already been made in certain projects. Boyd Campbell concurred and commented that the development and building community has always requested consistency in the process with the establishment of rules that are adhered to and not changed abruptly. Mr. Campbell suggested additional conversation is necessary on this section of the legislation. Debra Naylor commented that she understood concerns noted by Mr. Agesen and Mr. Campbell, however, she noted her

concern that preservation is on a clock, and that decisions must be made before it is too late.

Chair Dernoga summarized revisions in the draft concerning the computation method computation on page 10 and the fee-in-lieu of page 14, line 14, also noting that \$12,500 is the MALPF fair market value per acre. The Chair commented that TDRs for non-residential is not included; this does not work because there is no density cap on commercial.

Charles Renninger expressed concerns with the exemptions to the TDR provisions which remain in the draft.

Chair Dernoga indicated that the Council Chairman has requested a briefing along with the M-NCBIA on the current draft and that this meeting should occur prior to the next Work Group meeting.

4. **Next Meeting:** May 14, 2008 at 3:00 p.m.
5. **Adjourn:** The meeting was adjourned at 4:40 p.m.